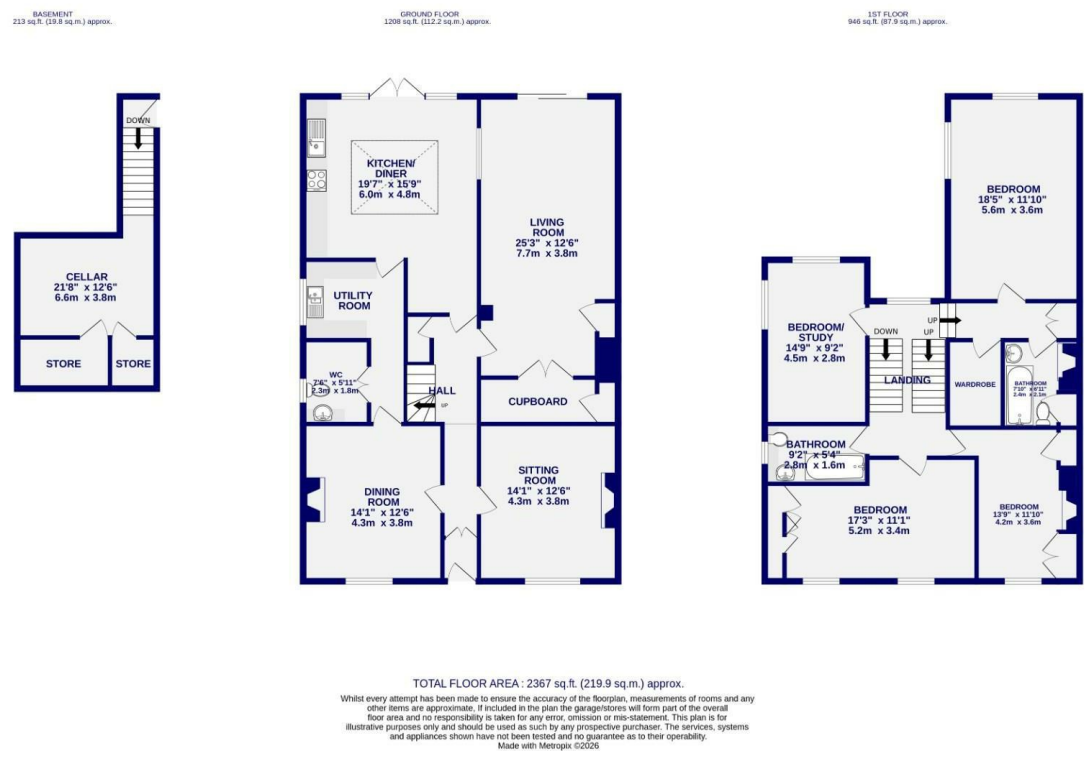


Heslington Lane
, York
YO10 4HN

Freehold
Council Tax Band - F

- Exceptional Four Bedroom Period Home
- Highly Sought After Heslington Lane
- No Onward Chain Property
- Versatile Layout With Multiple Reception Rooms
- Potential For Luxurious Principal Suite
- Character Features Throughout The Home
- Summer House With Garden Views
- Stunning Mature Gardens And Orchard
- Gated Driveway With Ample Parking
- EPC C



TOTAL FLOOR AREA : 2367 sq.ft. (219.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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, York
YO10 4HN

£995,000

4 2

Ashtons Estate Agents are proud to present to the market this exceptional four-bedroom semi-detached house, a truly special and historic residence believed to date back to the early nineteenth century. The gardens are a true highlight, thoughtfully divided into a series of generous and beautifully maintained areas. This elegant home is rich in character, charm, and heritage, offering a rare opportunity to acquire a property of such standing in a highly sought-after location. Nestled on Heslington Lane, the property enjoys an enviable position with excellent access to local amenities, highly regarded schools, the university, York city centre, and the outer ring road for further commuting. There are pleasant walks from the door and good public transport links.

Approached via a forecourt and gated driveway, the sense of history and charm is immediately apparent. Upon entering, a welcoming entrance hall opens to two beautifully proportioned reception rooms at the front of the property; a formal dining room and an elegant sitting room, both featuring traditional sash windows and flooded with natural light, each centred around a feature fireplace.

To the rear is a further reception room overlooking the stunning gardens, with wooden sliding doors opening out onto the grounds, creating a seamless connection between inside and out. Glazed internal doors offer views through to the kitchen, enhancing the sense of flow throughout the ground floor. The kitchen is positioned to the rear and is fitted with a range of wall and base units. It is complemented by a striking lantern ceiling which allows natural light to pour into the space. French doors lead out to the terrace and garden. A separate utility room is conveniently tucked away, and there is access to a substantial cellar, providing additional storage and housing the boiler.



















