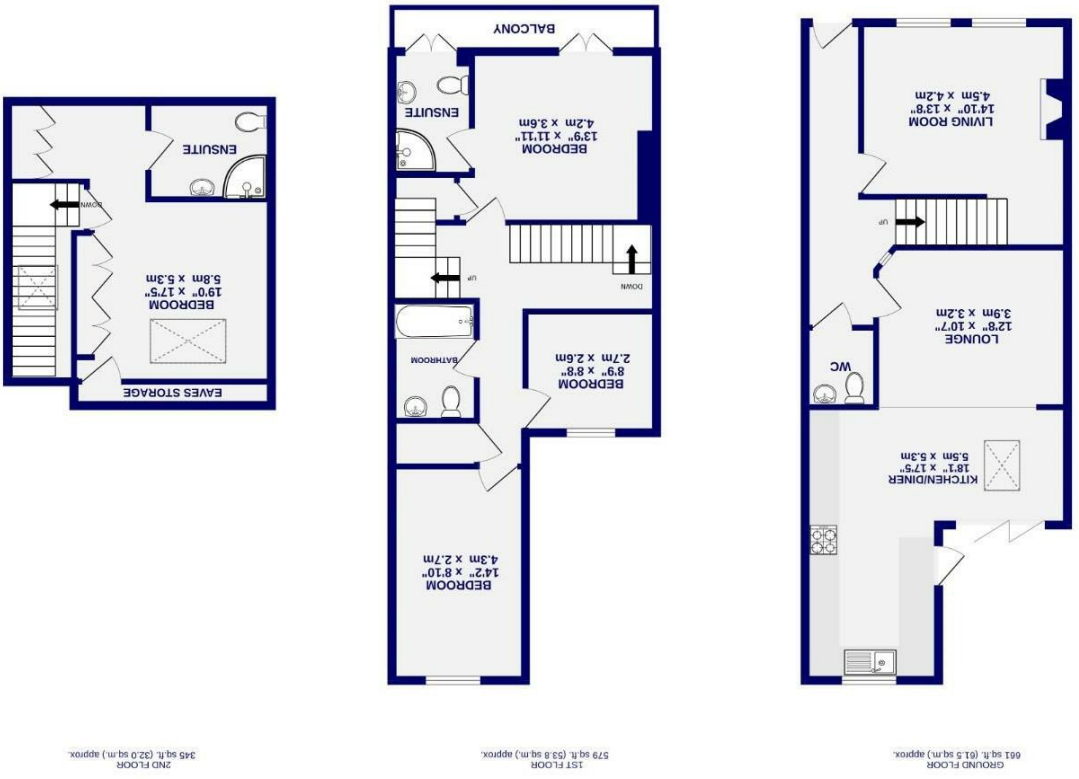


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- Stunning Four-Bedroom Edwardian Townhouse
- Exclusive Gated Development On Heslington Lane
- Bright Entrance Hall With Herringbone Flooring
- Open-Plan Kitchen, Living & Dining Area
- New Sleek Modern Kitchen
- Excellent Location Close To City Centre,
- Primary Bedroom With Boutique-Style Ensuite & Balcony
- Close To Amenities & Highly Regarded Schools
- Garage, Off-Street Parking & Rear Garden
- EPC TBC

Freehold  
Council Tax Band - E

# Heslington Lane , York YO10 4HN



Heslington Lane  
, York  
YO10 4HN

£735,000

4 3

Ashtons Estate Agents are delighted to offer this stunning four-bedroom Edwardian townhouse, set within an exclusive gated development on Heslington Lane. Positioned just off Fulford Road, within easy reach of York city centre, the property enjoys easy access to local amenities, riverside walks, and the historic city centre, while also falling within the catchment for Fulford Secondary School and close to the University of York.

Set over three floors, this beautifully presented home offers spacious and thoughtfully designed accommodation. A bright entrance hall, finished with striking herringbone flooring, flows seamlessly into the impressive open-plan kitchen, living and dining space, creating a real sense of flow. To the front is a separate reception room, a calm and comfortable space with a fireplace and large windows that fill the room with natural light.

The rear of the property is home to a superb open-plan kitchen, living and dining area, ideal for modern family life and entertaining. The new kitchen has a sleek contemporary finish with stylish wall and base units, integrated appliances, and ample worktop space. New sliding doors open onto the patio, enhancing indoor-outdoor living. The rear windows of this home have been thoughtfully replaced with modern frames, providing uninterrupted views and abundant natural light. A stylish downstairs WC, finished with mosaic tiling and elegant gold fixtures, completes the ground floor.

The first floor offers three well-proportioned bedrooms, with the primary bedroom enjoying an upgraded boutique-style ensuite and access to a private balcony. A contemporary family bathroom serves the other bedrooms. The second floor provides a further spacious double bedroom with ensuite and useful eaves storage, with Velux windows offering rooftop views and glimpses of York Minster in winter.

