



**KANONI, 138 HESLINGTON LANE, YORK**  
£795,000

**Carter Jonas**



# 138 HESLINGTON LANE, YORK YO10 5ND

'Kanoni' is a rare and unique property situated off Heslington Lane in the sought-after area, Fulford of York. Dating from the 1920s, the property originally served as the local police house and offers excellent potential for renovation and extension, subject to planning consent. The accommodation has plenty of natural light and briefly comprises a welcoming reception hall, 2 well-proportioned reception rooms, breakfast kitchen, study/bedroom 4, downstairs bathroom and utility area which then leads to the adjoining garage. There are 3 double bedrooms and family bathroom on the first floor.

The property benefits from its own private driveway and is surrounded by generous landscaped and well-kept gardens of approximately 0.7 acres. Bordered by a mix of mature trees providing privacy from the roadside and lane, the lawned gardens also include a wildflower meadow and a variety of trees. The greenhouses, sheds and adjoining garage to the main property provide plentiful storage.

## PLANNING NOTE:

Part of the garden historically had planning permission for an additional dwelling. However, this has now lapsed and the Planning Authority has also since changed. In view of the strategic positioning of the whole site, it is reasonable to assume there may be some medium-term planning potential. Furthermore, Phase 4 of the City of York Council Local Plan examination will commence on the 6th September 2022. This may give scope for a prospective purchaser to further pursue this potential.

## DEVELOPMENT CLAWBACK

In the event that the purchaser(s) or their successors in title obtain planning permission for additional development within the next 30 years, then the Vendor reserves 30% of any uplift in value over the existing use value. Please note that extensions for additional ancillary accommodation and garaging are expressly permitted.

Heslington Lane is ideally placed just one mile from the A64, which provides easy access to both Leeds and the A1. The highly regarded secondary school of Fulford is close by. As well as being conveniently near to the city of York and York University, Fulford benefits from an extensive range of shops and amenities including public houses, convenience stores, and library and is well served by several bus routes. Kanoni is also situated within walking distance of the renowned former Championship Golf Club, so will of particular interest to those with a passion for golf.

**TENURE** FREEHOLD

**EPC BAND** D

**AN ATTRACTIVE 3 BEDROOM DETACHED HOUSE SET IN A GENEROUS PLOT OF APPROX. 0.7 ACRES, SITUATED IN A HIGHLY REGARDED SUBURB OF YORK**





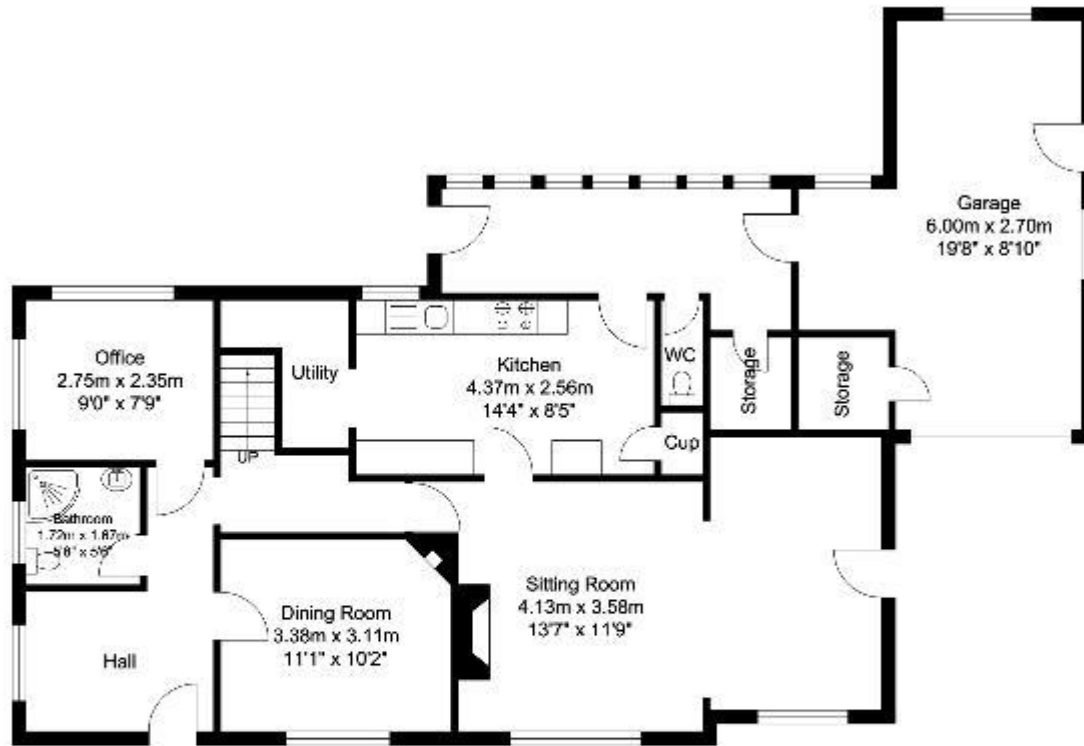






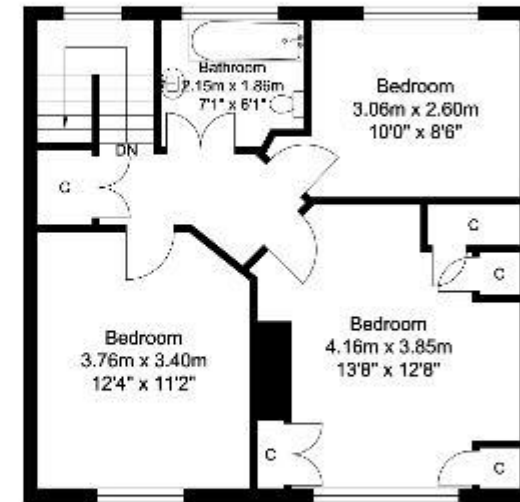


## 138 Heslington Lane, York, YO10 5ND



### GROUND FLOOR

Approximate Floor Area 105.87 sq. m (1139.57 sq. ft.)



### FIRST FLOOR

Approximate Floor Area 48.43 sq. m (521.29 sq. ft.)

Approximate Floor Area 154.3 sq. m (1660.87 sq. ft.)

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### IMPORTANT INFORMATION

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