



56 York Road, Canterbury, Kent, CT1 3SX

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CT1 3SX**

£325,000 Freehold

Situated on the ever-popular York Road, just moments from the train station and a short stroll from the historic cathedral city centre, this charming Victorian family home is full of character, boasting original fireplaces, high ceilings, and light and airy accommodation.

- Extended Three Bedroom House
- No Onward Chain
- Well Presented Throughout
- Bright & Spacious
- Period Features Throughout
- Free On Street Parking
- Secluded Rear Garden
- Walking Distance To The City Centre, Canterbury East & West Railway Stations

The accommodation is bright and spacious throughout and has been enhanced by a rear extension, creating a contemporary open-plan living space flooded with natural light - perfect for both everyday family life and entertaining.

The front door opens into an entrance hall, leading through to the sitting room which has high ceilings, a beautiful original fireplace, and a large bay window to the front.

The heart of the home are the superb kitchen, dining room and garden room. Thoughtfully designed to flow from one space to the next, this light-filled area offers a wonderful setting for entertaining and modern family living. A ground-floor wet room adds further versatility, making the property well suited to those seeking more accessible accommodation or the option of downstairs living.

The kitchen is fitted with a good range of wall and base units complemented by wooden worktops, with space for appliances and an integrated electric oven, hob, and extractor hood. Double doors provide access to the side of the property.

Upstairs, the main bedroom is at the front of the house and offers a generously sized double room. Bedroom two overlooks the rear and leads through to bedroom three, which would make an ideal home office, nursery, dressing room, or, subject to any necessary consents, could be converted into a bathroom.

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS



Outside, the established rear garden has a decked seating area and a variety of established trees and shrubs.

Conveniently close to the hustle and bustle of central Canterbury yet in a quiet side street, York Road lies just a quarter of a mile south west of Canterbury's vibrant city centre and only a short stroll from Canterbury East station. Everyday amenities can be found in nearby Wincheap, while the city offers an excellent array of shops, cultural attractions and educational establishments, including leading state and private schools such as the Simon Langton Grammar Schools, Kent College, The King's School and St. Edmund's. Cultural highlights include the renowned Marlowe Theatre, the Cathedral, local museums and the beautifully restored Beaney Gallery and Library. Sporting facilities are plentiful, with Canterbury Golf Club, the Polo Farm Sports Club and the St. Lawrence Ground - home to Kent County Cricket Club - all within easy reach.

High-speed services from Canterbury West reach London St Pancras in approximately 55 minutes, with additional routes to Victoria, Cannon Street and Charing Cross available from Canterbury East. The A2 provides swift access to Dover for cross-Channel connections and to Folkestone for the Channel Tunnel.

This location is so easy for road links, close to the A2/M2 for the motorway to London and the coast and great for anyone needing easy access for the Channel Tunnel.

Viewing: By appointment through Finn's, Canterbury.
Tel: 01227 454111

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'B' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 22/6/26

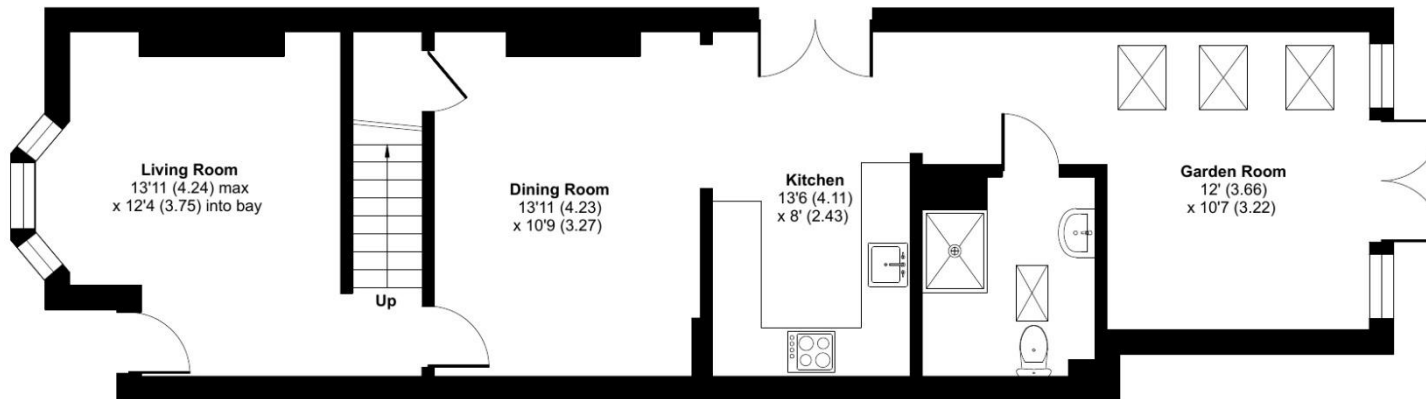


Approximate Area = 1144 sq ft / 106.2 sq m

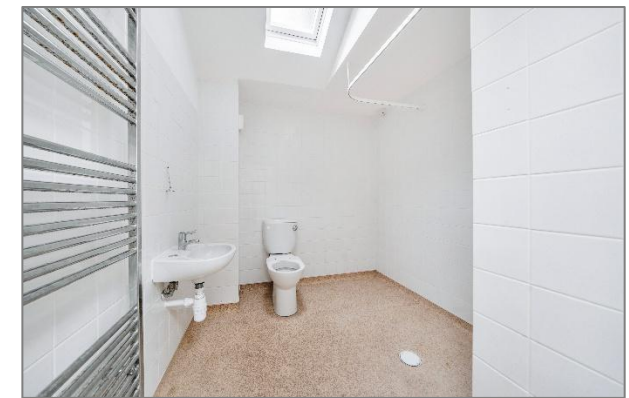
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	67 D
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Finns. REF: 1471173

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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