



Carr Lane, , York, YO26 5HL

- LAWNED GARDEN
- GARAGE
- CLOSE TO EXCELLENT AMENITIES
- COUNCIL TAX BAND E
- BEAUTIFULLY PRESENTED
- FULL OF CHARACTER
- EPC RATING D

£495,000



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DESCRIPTION

A superb opportunity has come to the market with this beautifully presented, four bedroom, period terrace home, located in a popular residential area with a wealth of local amenities.

This stunning home has kept its period charm with high ceilings, mosaic tiled flooring in the hallway and attractive fireplaces.

Carr Lane is a popular street providing excellent access to the variety of shops, bars and cafes that Acomb has to offer, there is a regular bus service to York city centre and there is convenient access to the outer ring road.

Upon entering the property you have an entrance porch leading through to the hallway with useful understairs storage.

The living room is located to the front of the property with a large bay window filling the room with natural light and a feature fireplace creating a focal point to the room.

There is a further reception room off the hallway which opens through to the bright and airy kitchen diner. The kitchen area has a range of base and wall units with an integrated dishwasher, space for a free-standing American style fridge freezer and range style oven. Double doors from the dining area lead through to the rear garden.

The ground floor is completed by a utility room with shower cubicle and W.C.

To the first floor you have two double bedrooms, one with bay window to the front. There is also a home office and the family bathroom with sink, W.C, bath and separate shower cubicle.

The second floor provides two further double bedrooms.

Externally the property has a driveway to the front providing off street parking, to the rear you have a private, lawned garden with patio seating area. To the rear of the garden there is a garage with power and light.

This property offers a wealth of character and charm and viewing is highly recommended.





119 Carr Lane, York
 Approximate Gross Internal Area
 Main House = 181 Sq M/1949 Sq Ft
 Garage = 19 Sq M/205 Sq Ft
 Total = 200 Sq M/2154 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative

Viewings

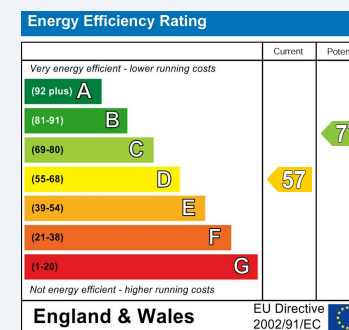
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.