



## Carter Avenue, York, YO31 0UL

- Spacious Five-Bedroom Property
- Further Scope To Extend (STP)
- Convenient Access To York And Amenities
- Council Tax Band B
- Impressive 80ft West-Facing Garden
- Flexible Three-Storey Family Layout
- Driveway For Multiple Vehicles

**£325,000**

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# Carter Avenue, York, YO31 0UL

## DESCRIPTION

A spacious and well-appointed five-bedroom family home, situated in a popular residential location to the east of York. This attractive property offers generous, versatile accommodation arranged over three floors, complemented by a substantial west-facing rear garden of approximately 80ft and ample driveway parking.

The ground floor provides excellent living space, ideal for modern family life. A welcoming entrance hall leads into an impressively large living room, filled with natural light from multiple windows. To the rear, a well-designed kitchen diner creates a bright and sociable hub, offering ample storage and workspace, with direct access to the garden for easy indoor-outdoor living.

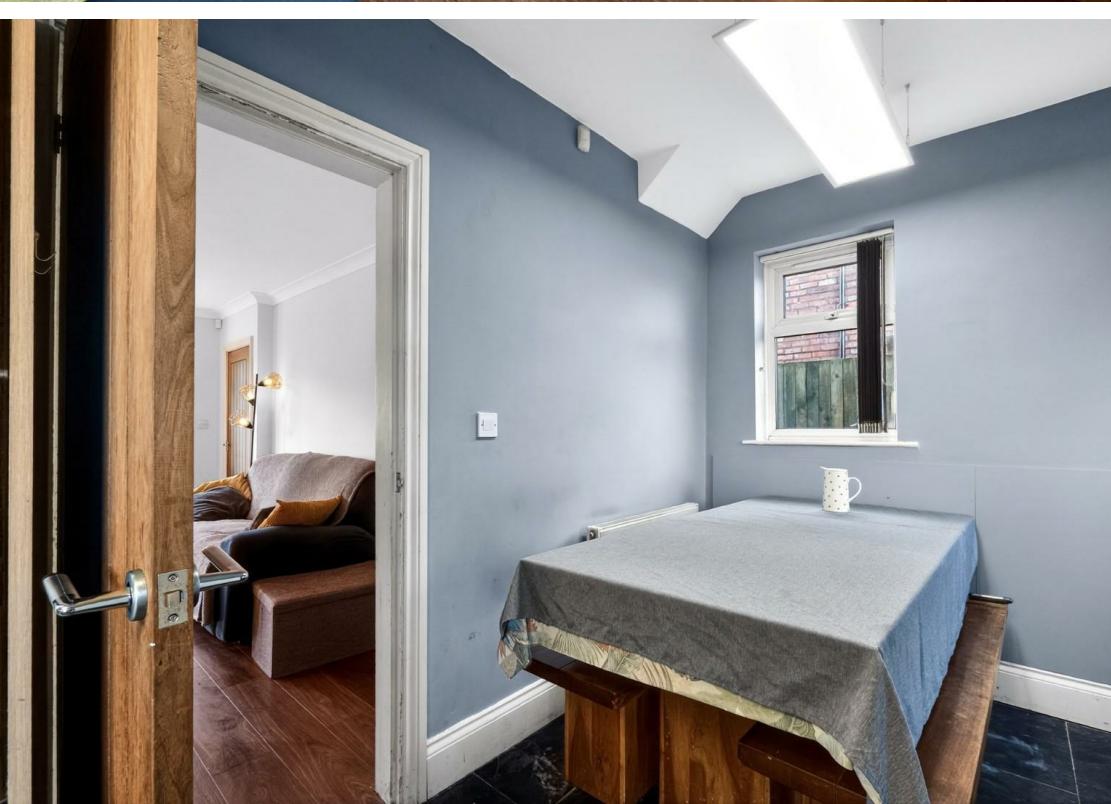
The first floor boasts three well-proportioned bedrooms, all served by a house bathroom featuring a white suite and separate shower. The layout is practical and balanced, providing comfortable accommodation for family members or guests.

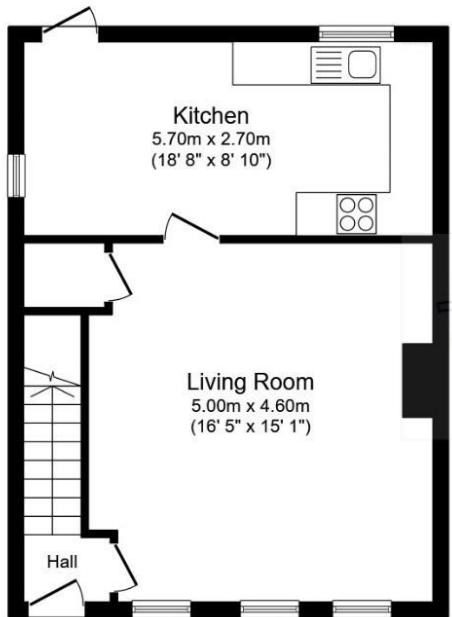
The top floor adds further flexibility, offering two generous double bedrooms along with a separate WC. This additional level is ideal for older children, visiting guests or those requiring dedicated work-from-home space.

Externally, the property continues to impress. The west-facing rear garden extends to around 80ft and is mainly laid to lawn, providing an excellent area for children to play, outdoor dining and summer entertaining. The plot also offers scope for future extension (subject to the necessary consents), enhancing the home's long-term potential. A driveway to the front provides off-street parking for multiple vehicles.

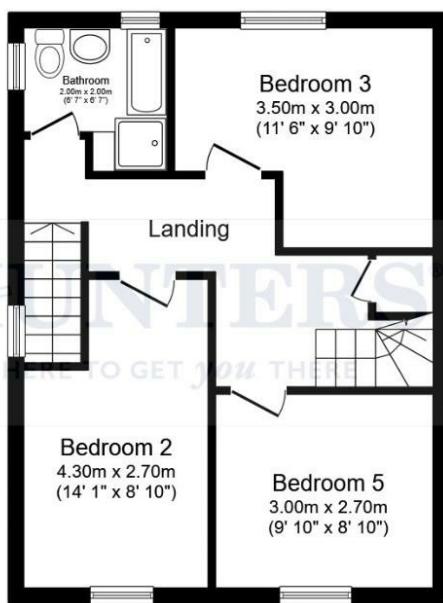
Located within easy reach of local amenities, schools and transport links, with convenient access to York city centre and surrounding routes, this spacious family home presents an excellent opportunity in a well-regarded residential area.



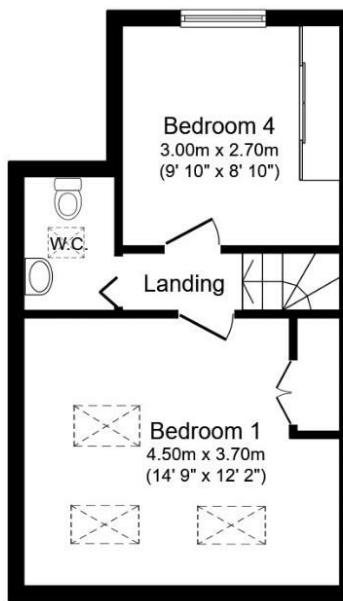




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 120.3 sq.m. (1,295 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

Please contact [york@hunters.com](mailto: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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	69	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.