



Carr Lane, York YO26 5HL

welcome to

Carr Lane, York

A superb five bedroom, period end of terrace, which has been extended and renovated throughout, creating an impressive family home. Located in a sought after area, 1.7 miles from the city centre and under a 10 minute walk to a choice of local shops and amenities in Acomb.



Entrance Porch

The entrance porch to the home has tiled flooring and a window above the entry door.

Entrance Hall

The entry hall has the stairs up to the first floor, tiled flooring and a radiator.

Lounge

15' 7" into bay x 13' 6" into recess (4.75m into bay x 4.11m into recess)

A great size lounge with a bay window looking over the front of the home, a radiator and laminate flooring throughout.

Kitchen/ Diner/ Snug

31' 6" max x 17' 4" max (9.60m max x 5.28m max)

A superb open plan kitchen boasting a very generous size space with fitted wall/base units, a kitchen island with a breakfast bar, an integrated fridge/freezer, an integrated dishwasher, a cooker, a cooker hood, an extractor fan, space for a large dining table, space for a lounge area, an understairs storage cupboard, two radiators, three skylights, a window to the side and French doors out on to the rear garden.

Utility Room

7' x 5' 8" (2.13m x 1.73m)

A useful utility room with laminate flooring, base units, a radiator, a sink/drain, plumbing for a washing machine, a skylight, a door in to the cloakroom and a door to the kitchen.

Cloakroom

A ground floor cloakroom with tiled flooring, a w.c, wash hand basin, an extractor fan and the boiler.

Landing

The first floor landing has carpet throughout, a radiator and the stairs up to the second floor. The second floor landing has carpet throughout, a skylight and the loft access.

Primary Bedroom

17' 5" into recess x 15' 9" into bay (5.31m into recess x 4.80m into bay)

A great size primary bedroom to the first floor with laminate flooring, a radiator, a window and a bay window looking over the front of the home.

Bedroom Two

12' x 11' into recess (3.66m x 3.35m into recess)

The second double bedroom to the first floor has laminate flooring throughout, a window to the side and a window to the rear.

Bedroom Three

9' 9" into bay x 9' 4" (2.97m into bay x 2.84m)

The third double bedroom to the first floor has laminate flooring throughout, a radiator, a tv point and a window looking over the rear garden.

Bathroom

The family bathroom is to the first floor with a shower over the bath tub, a w.c, wash hand basin, a towel radiator, an extractor fan, spotlighting and two windows to the side of the home.

Bedroom Four

11' 11" x 11' 2" into recess (3.63m x 3.40m into recess)

The fourth double bedroom is up on the second floor which has laminate flooring throughout, a radiator, a window to the side and a window to the rear of the home.

Bedroom Five

17' 6" max x 15' 7" max (5.33m max x 4.75m max)

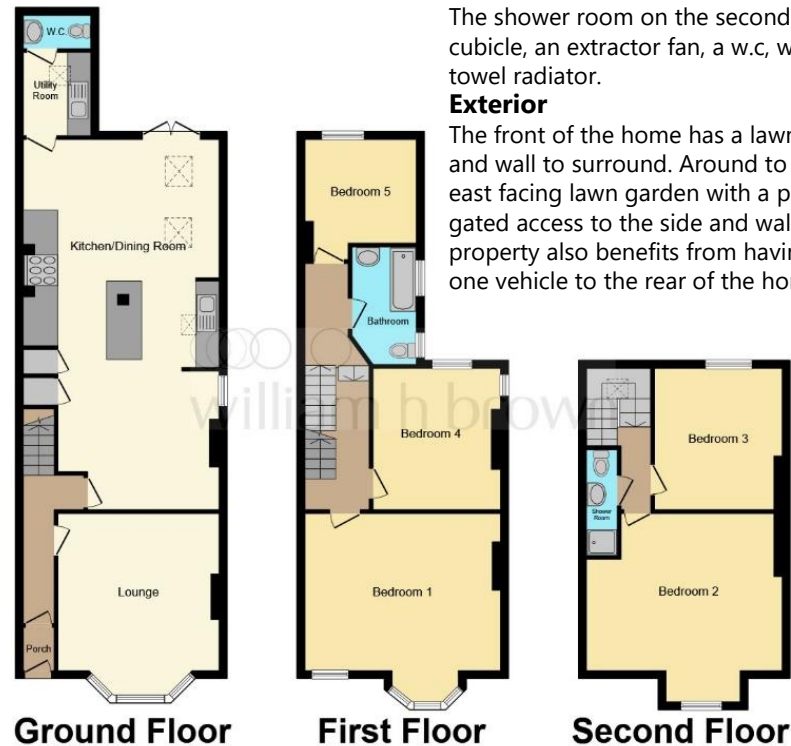
A fantastic size fifth bedroom on the second floor with laminate flooring throughout, sloping ceilings, a tv point, a radiator and a window to the front of the home.

Shower Room

The shower room on the second floor with a shower cubicle, an extractor fan, a w.c, wash hand basin and a towel radiator.

Exterior

The front of the home has a lawn garden with gated access and wall to surround. Around to the rear there is a south east facing lawn garden with a patio area, an outside tap, gated access to the side and wall to surround. The property also benefits from having a driveway able to fit one vehicle to the rear of the home.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Carr Lane, York

- AN IMPRESSIVE FIVE BEDROOM, PERIOD END OF TERRACE
- EXTENDED TO THE REAR AND RENOVATED TO A HIGH STANDARD
- SOUGHT AFTER LOCATION A SHORT WALK TO A CHOICE OF LOCAL SHOPS
- A SUPERB OPEN PLAN DINING KITCHEN WITH A SNUG
- UTILITY ROOM AND GROUND FLOOR W.C

Tenure: Freehold EPC Rating: C

£595,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
YOR108326 - 0004

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