



29 Carleton Street  
York YO26 4XN

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**£225,000**

A lovely two bedroom terrace property situated within walking distance to the train station and city center. On entertaining the property you will find a good sized open plan lounge dining room, kitchen and ground floor bathroom, to the first floor there are two double bedrooms. The house could be a perfect first time home or investment opportunity. Call Quantum for a viewing 01904 631631

EPC Rating D  
Council Tax Band A

**Entrance**

UPVC entrance door into the lounge / diner.

**Lounge / Diner**

**12'6 x 20'3 (3.81m x 6.17m)**

Open plan lounge/dining room with UPVC window and radiator. Fire surround and hearth. Stairs to the first floor accommodation.

**Kitchen**

**12'9 x 6'7 (3.89m x 2.01m)**

Fitted with a range of both high and low-level units with co-ordinated work surfaces. Gas cooker spur. Sink unit. Space and plumbing for washing machine. Door into the rear lobby. UPVC window.

**Lobby**

UPVC door to the rear yard.

**Bathroom**

**6'7 x 8'1 (2.01m x 2.46m)**

Fitted with a three piece suite comprising bath with shower over, wash hand basin and toilet. UPVC opaque window. Radiator.





### Bedroom One

12'6 x 11'0 (3.81m x 3.35m)

With UPVC window. Radiator.

### Bedroom Two

9'9 x 9'3 (2.97m x 2.82m)

With UPVC window. Radiator.

### Rear Yard

To the rear there is a yard with gate access that leads to the footpath and access road.

### Additional Information

- \* No forward chain
- \* EPC Rating D
- \* Council Tax Band A

### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is A .  
The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid.

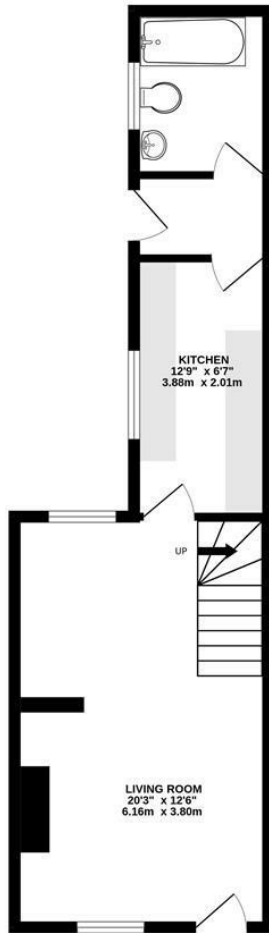
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

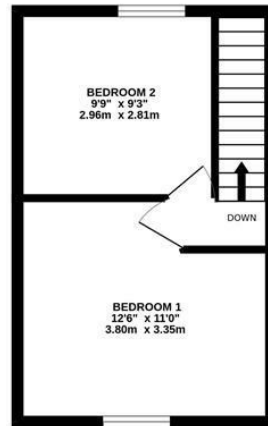
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

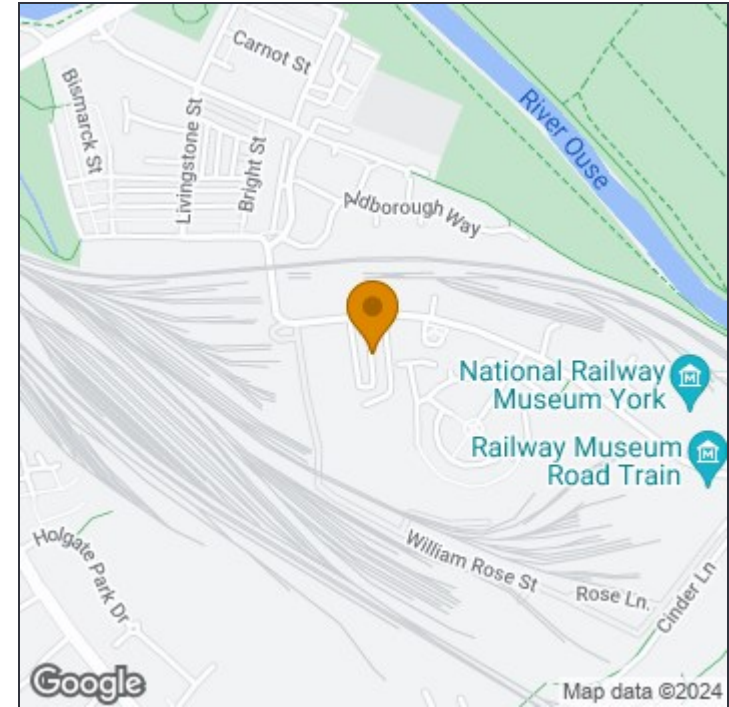


1ST FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com