

141 Carr Lane
York, YO26 5HL
Guide Price £575,000



A MAGNIFICENT FOUR BEDROOM EXTENDED SEMI DETACHED HOME WITH APPROX. 100FT REAR GARDEN. Convenient for both Acomb Front Street, York city centre and excellent road links to the outer ring road, the property is also well served by popular local schools and amenities. Having undergone a highly impressive upgrade and extension whilst still retaining some delightful period features the property is now arranged over three floors and offers space and versatility throughout the entire living accommodation. It fully comprises porch, traditional entrance hallway, cloaks/WC, large open plan living kitchen space with bespoke Shaker kitchen units and bi-folding doors onto garden, separate lounge with bay window, first floor landing, three first floor bedrooms (two doubles and one generous single), four piece contemporary house bathroom, second floor master bedroom with fitted wardrobes and a three piece en-suite. To the outside is a front gravelled driveway providing ample off street parking and with the potential for electric car charging, side storage area leading to an attached brick store/utility with power and lighting, rear enclosed garden with Indian stone paved courtyard, lawn area, mature trees and borders and rear decked area with greenhouse. An accompanied viewing of this superb home is highly recommended.

Entrance Porch

Entrance door. Stone floor. Doors to:

Hallway

Original entrance door, uPVC window to side, carpeted stairs to first floor, under stairs cupboard, power points, column radiator. Engineered wood flooring.

Lounge

13'1 x 11'7 (3.99m x 3.53m)
uPVC bay window to front with shutters, log burner with stone hearth and surround, fitted storage, TV points, power points, two column radiators. Carpet.

Kitchen Area

20'9 x 14'5 (6.32m x 4.39m)
Fitted Shaker style wall and base units with Quartz counter tops, island with double sink and breakfast bar area, dual duel range cooker, integral drinks cooler, space and plumbing for appliances, column radiator, power points, composite door to side. Engineered wood flooring.

Sitting/Dining Area

20'5 x 9'6 (6.22m x 2.90m)
Bi-folding doors onto courtyard area, two velux windows, TV point, power points, column radiators. Engineered wood flooring.





Cloaks/WC

Low level WC, wash hand basin. Engineered wood flooring.

First Floor Landing

Window to side, stairs to second floor. Carpet. Doors to:

Bedroom 2

13'1 x 11'7 (3.99m x 3.53m)

uPVC bay window with shutters to front, fitted wardrobes, column radiator, power points. Carpet.

Bedroom 3

14'5 x 11'7 (4.39m x 3.53m)

uPVC window to rear, double panelled radiator, power points. Carpet.

Bedroom 4/Study

9'1 x 7'11 (2.77m x 2.41m)

uPVC window to front, column radiator, power points. Carpet.

Bathroom

Opaque uPVC window to side, feature freestanding bath with mixer tap, walk-in shower cubicle, vanity wash hand basin, low level WC, towel rail/radiator, tiled walls, extractor fan. Tiled flooring.

Second Floor Landing

Carpet. Door to:

Bedroom 1

15'9 x 13'4 (4.80m x 4.06m)

uPVC window to rear, fitted wardrobe, eaves storage, double panelled radiator, power points. Carpet.

En-Suite

Feature slipper bath with mixer tap, wash hand basin, low level WC, towel rail/radiator, extractor fan, part tiled walls. Tiled flooring.

Outside

Front gravelled driveway with brick boundary wall, flower borders, access to side and brick store. 100ft rear garden with borders and mature trees, timber decked area, greenhouse and timber fence boundary,

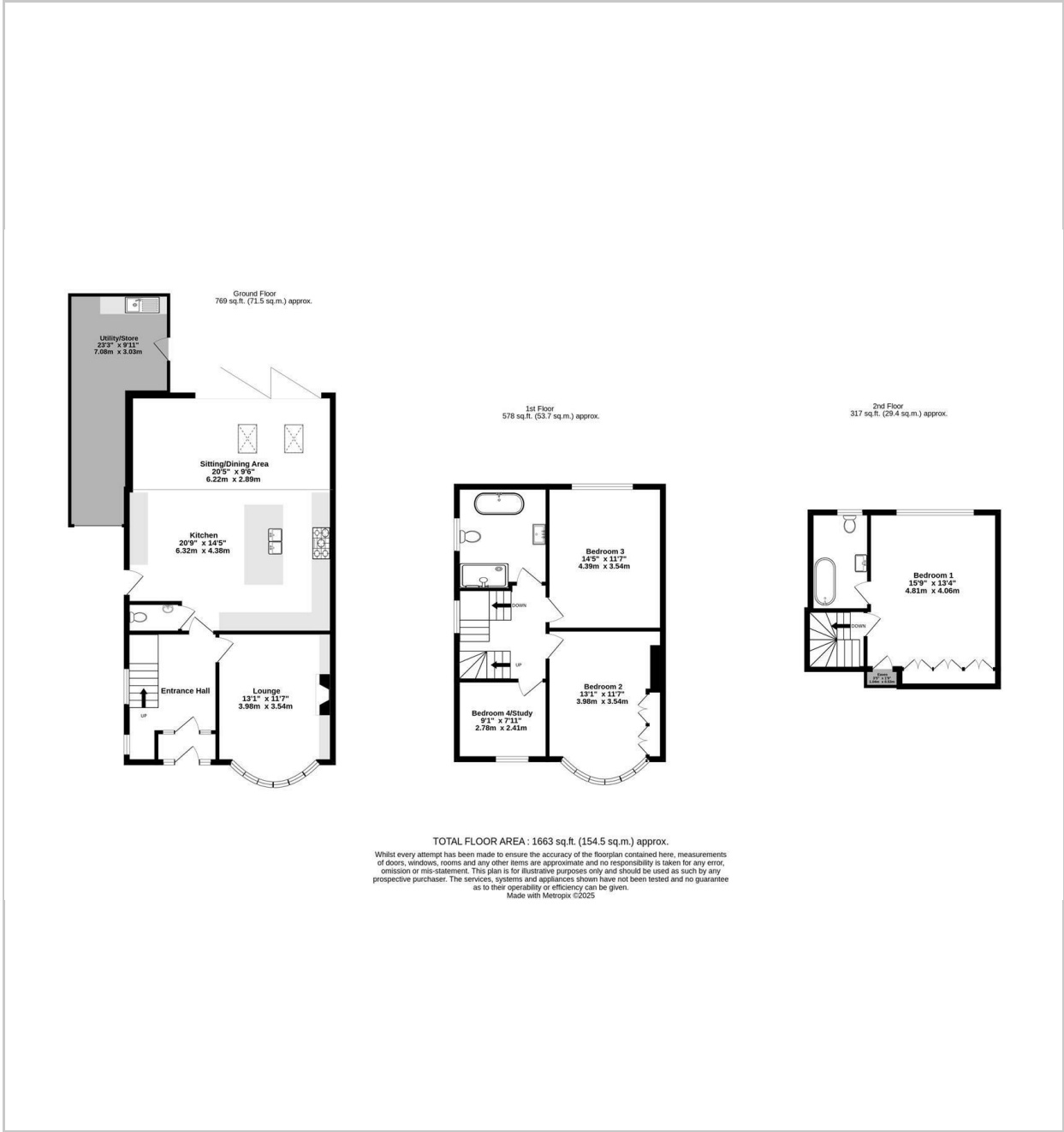
Utility/Store

23'3 x 9'11 (7.09m x 3.02m)

Power and lighting, base units with stainless steel sink, roller door, composite door to side.



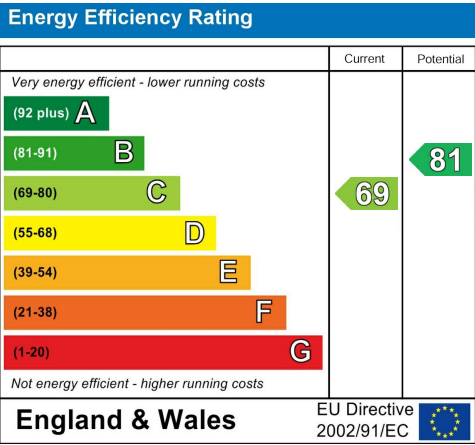
FLOOR PLAN



LOCATION



EPC



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