



Carrington Avenue, York, YO26 4SH
York

Guide Price
£315,000

Tenure: Freehold

Property Type: Semi Detached House

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

Beautifully updated Victorian semi detached home offering three bedrooms, a stunning open plan kitchen dining room, enclosed garden, double garage and off street parking, ideally situated in sought after Holgate close to York city centre and excellent local amenities.

Beautifully updated throughout, this charming Victorian semi detached home on Carrington Avenue perfectly combines period character with stylish modern living. Offering generous accommodation, an impressive open plan kitchen dining room and a fantastic location close to York city centre, it is an ideal home for growing families, professionals and first time buyers looking for something special.

Stepping inside, the welcoming entrance hallway immediately sets the tone for the home and provides access to a convenient ground floor WC. To the front, the elegant living room is filled with natural light thanks to the beautiful bay window, creating a cosy yet spacious place to relax.

To the rear, the property opens into the stunning kitchen dining room, undoubtedly the heart of the home. Recently renovated by the current owners, this stylish space offers contemporary cabinetry, generous worktop space and plenty of room for family dining and entertaining. Double patio doors lead directly into the enclosed rear garden, creating a seamless connection between inside and out during the warmer months.

The first floor offers three well proportioned bedrooms. The principal bedroom overlooks the front of the property and benefits from fitted wardrobes, while the second double bedroom enjoys views over the rear garden. A generous single bedroom currently serves as a home office but would equally make an excellent nursery or child's bedroom.

Completing the accommodation is the beautifully refitted family bathroom, finished to a high standard with a modern suite comprising a bath with shower over, wash basin and WC.

Outside, the enclosed rear garden provides a private space to relax, entertain or enjoy family time. A real bonus is the freestanding double garage, offering secure parking, workshop space or additional storage, alongside further off street parking to the rear. To the front, unrestricted on street parking provides additional convenience for residents and visitors alike.

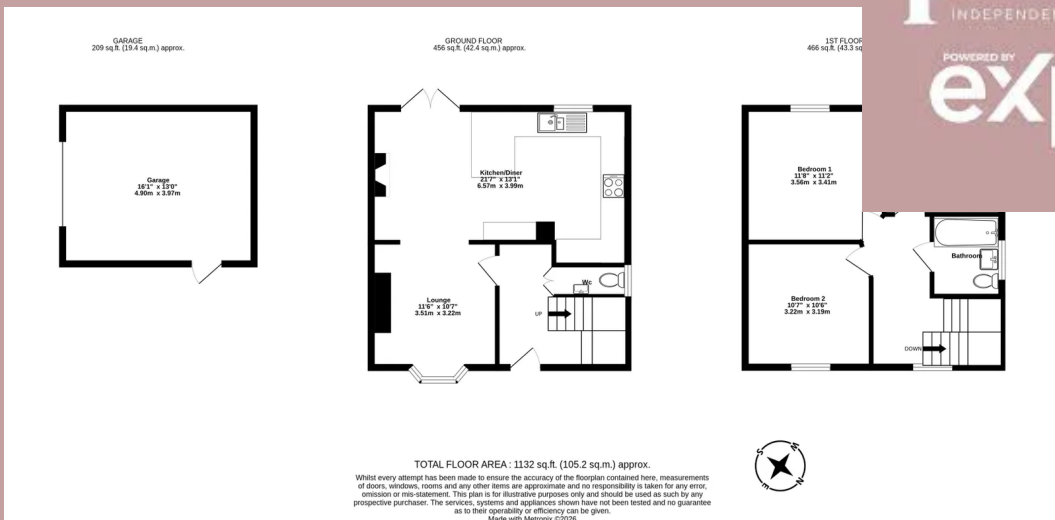
Carrington Avenue enjoys a highly desirable position in the heart of Holgate, one of York's most popular residential areas. Poppleton Road Primary School is within the immediate neighbourhood, while York city centre and the railway station are both within comfortable walking distance. The independent shops, cafés and everyday amenities of Acomb are also close by, offering the perfect balance of city convenience and community living.







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