

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

90 Carr Lane

York, YO26 5HY

Guide Price £320,000

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A GOOD SIZED THREE DOUBLE BEDROOM EXTENDED SEMI DETACHED HOME IN EXCELLENT CONDITION THROUGHOUT WITH SUBSTANTIAL GARDEN. Convenient for both Acomb Front Street, York city centre and with good road links to the outer ring road, the property is also well served by popular local schools, shops and amenities. The property is arranged over two floors and offers spacious and versatile accommodation throughout. Walking into the bright traditional entrance hallway it fully comprises cloaks/WC, large open plan lounge with French doors into conservatory, well fitted dining kitchen, first floor landing, three bedrooms and a modern white fitted bathroom. To the outside is a front gravelled driveway providing ample off street parking with the potential for electric car charging. To the rear is an enclosed private garden with patio area, planted borders, shrubs, trees and lawned area. An internal viewing is highly recommended







Entrance Hall
Understairs cupboard, central heating radiator

Cloaks/W.C
Low level w.c., wall hung wash basin

Living Room
23'3 x 10'8 (7.09m x 3.25m)
Large window to front, French doors to conservatory, two central heating radiators,



Conservatory/Sunroom
8'7 x 7'10 (2.62m x 2.39m)
French doors to garden, laminate flooring



Dining Kitchen
9'9 x 14'4 (2.97m x 4.37m)
Well fitted with a range of base and wall mounted units incorporating roll top work surfaces, tiled splashbacks, one and a half bowl sink with mixer tap over, electric oven and hob, extractor fan, windows to front and rear, door to garden









First Floor Landing
Stairs to first floor landing, window to front, built in cupboard

Bedroom 1
10'2 x 10'8 (3.10m x 3.25m)
Window to front, central heating radiator

Bedroom 2
12'9 x 9'11 (3.89m x 3.02m)
Window to rear, central heating radiator

Bedroom 3
8'9 x 8'11 (2.67m x 2.72m)
Window to rear, central heating radiator

Bathroom
6'10 x 5'7 (2.08m x 1.70m)
Two windows to side, panelled bath, low level w.c., pedestal wash hand basin, part tiled walls, vinyl flooring

Outside
Gardens to the front, drive way providing off-street parking, to the rear is a fully enclosed lawned garden with patio area and well planted borders

Agents Note
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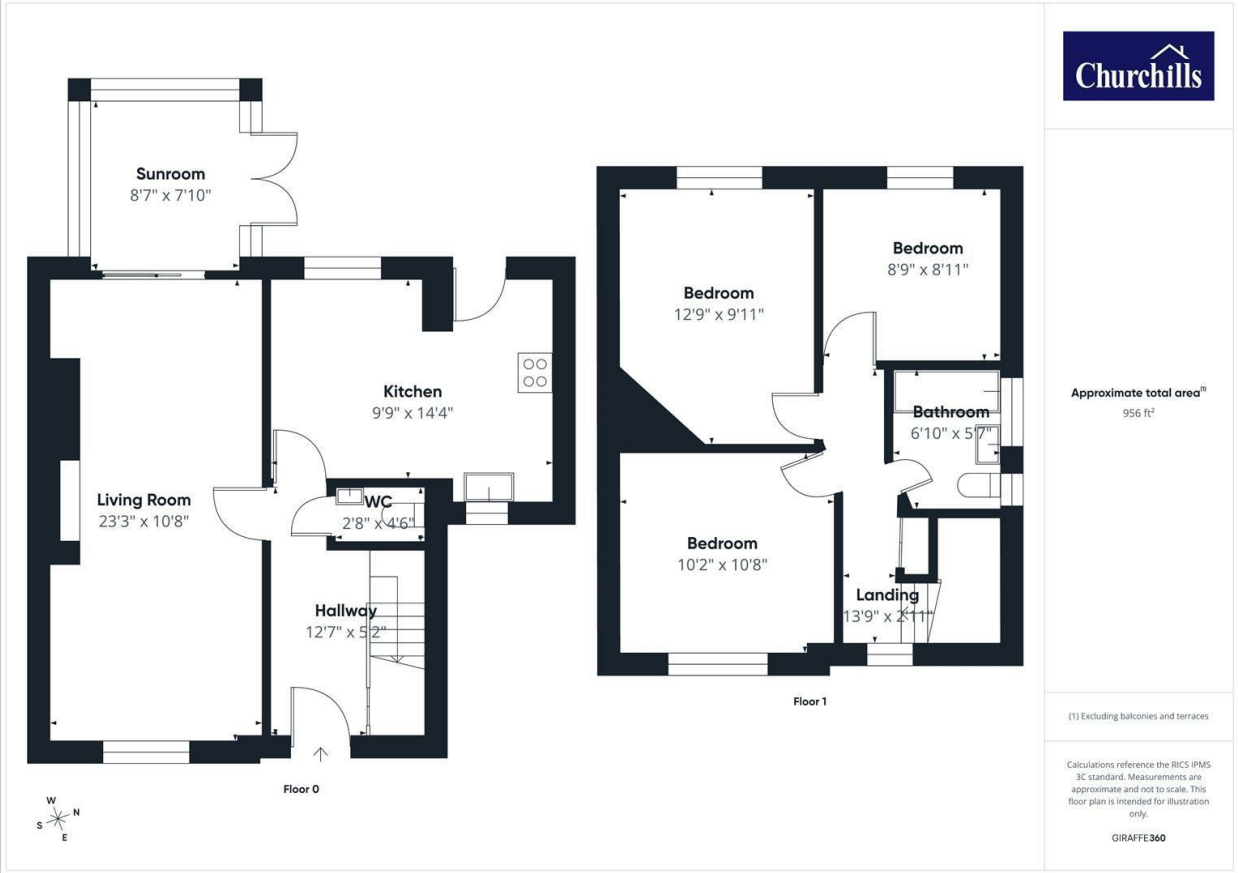
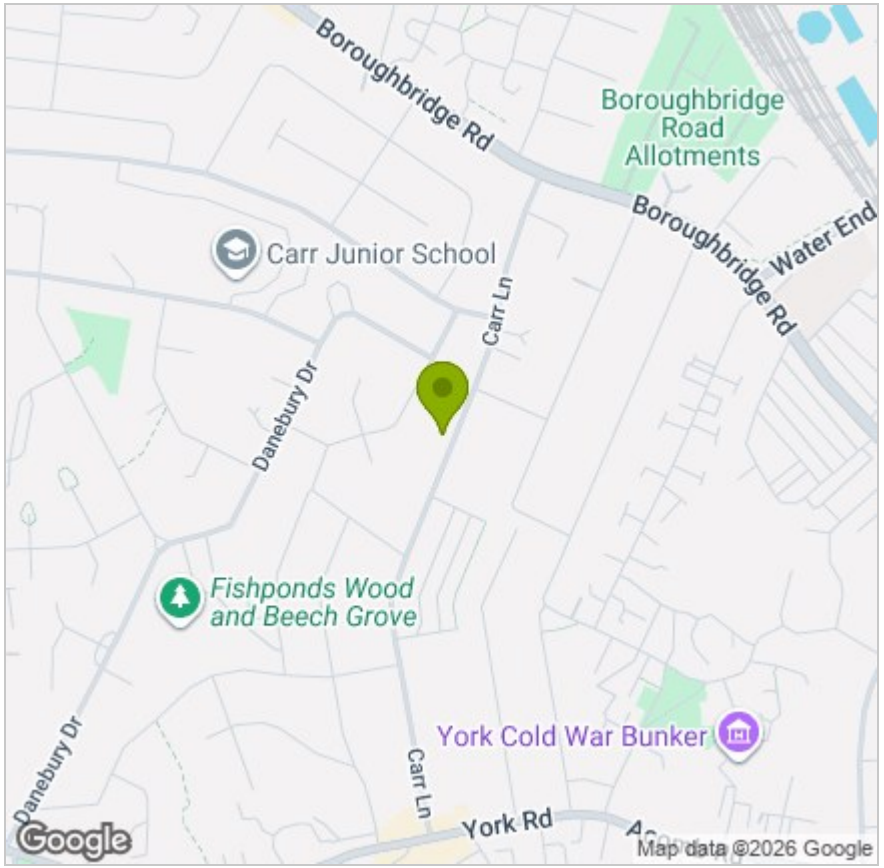
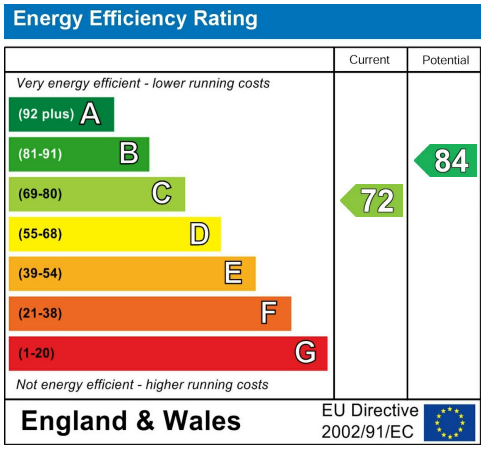
FLOOR PLAN



LOCATION



EPC



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