



**Lynwith Close, Carlton, DN14 9RR**

Offers in Region of **£350,000**

**JP HARLL**



- Attractive Four Bedroomed Detached House With Garage
- East Facing Rear Garden
- 104 Sq. M/ 1127 Sq. Ft
- Mains Gas Central Heating System. Mains Electricity.
- Mains Water. Mains Sewerage
- FREEHOLD
- Brick Built Construction
- Broadband: FTTC. Mobile 5G
- EPC Rating 'D' (68)
- Council Tax Band 'D'



We are delighted to offer for sale this beautifully presented and updated four bedroomed detached house with attractive semi-rural views on a quiet cul-de-sac.

Step through the front door of this crisply decorated home, and imagine living somewhere where all you have to do is figure out where you will put your own furniture!

Nestled on what feels like a corner plot, this residence welcomes you with a hallway to leave coats and shoes. Turn left into the well proportioned living room with large window to the front to let light stream in through this space. There is an attractive toughened glass panelled door to separate or open up the living room and dining kitchen should you need to entertain or just want to cosy up and switch off but also provide more light.

The dining kitchen stretches across the back of the house. Thoughtfully arranged and appointed with modern units in stylish cream and brown, this space invites culinary adventure and every-day ease, offering ample elbow room for everything from morning coffee rituals to lively weekend baking sessions. Built in appliances include hob, cooker and dishwasher. As well as space for a dining table overlooking the garden there is a breakfast bar. There is also a ground floor w.c.

The dining area draws you in with space to seat six, whilst overlooking the garden through the French patio doors. From here you can also peer into the lounge through the sliding doors. This is perfect for having a 'grown up' meal with friends, whilst the children amuse themselves.



Four well proportioned bedrooms make up the first floor accommodation. The large master bedroom features built in wardrobe, space for large bed and access to the shower room en-suite.

Bedrooms two (also features built in wardrobe) and three are both doubles whilst bedroom four is a generous single.

The main bathroom, with its sleek fixtures and calming palette, promises a refreshing start to the day and a relaxing wind-down in the evening.

Storage solutions are cleverly woven throughout, ensuring clutter is kept at bay, and the attached garage provides further practical space for hobbies or secure parking.

Outside to the front is a low maintenance area to park up to three vehicles.

To the rear of the property is good size East facing garden which is zoned to provide a paved area for bbq's and entertaining, lawned area for children to play and a grown up.

Please Note:

- Boiler Serviced 15.01.2026.

**We advise all prospective purchasers to:**

Verify the information independently before making any transactional decisions

Conduct their own inspections, surveys and searches

Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955







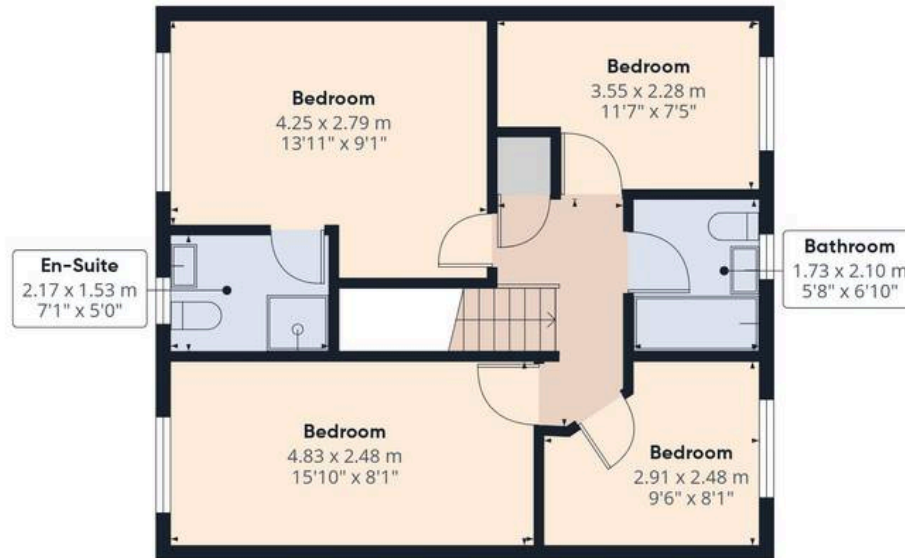


Ground Floor

Approximate total area<sup>(1)</sup>

104.6 m<sup>2</sup>

1127 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



**JP Harll**

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

