



Carr Lane, Escrick, York

Offers In Excess Of £375,000

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Carr Lane,
York YO19 6JQ

Est. 1871

Offers In Excess Of £375,000

Situated along Carr Lane in the popular village of Escrick, this well-presented three-bedroom semi-detached home is offered with no onward chain and offers comfortable and practical accommodation, suited to a range of buyers including families, first-time buyers and those seeking a village location with excellent access to York.

The property provides a welcoming layout with three reception rooms, offering flexibility for both everyday living and entertaining. The fitted kitchen provides ample storage and workspace, while the additional reception room could be used as a dining room, family room or home office depending on individual requirements.

There are three good sized bedrooms, served by three bathrooms, providing added convenience for family living and visiting guests.

Externally, the property benefits from a private garden, offering space to enjoy the outdoors, along with off-street parking accessed from a private driveway. The home has been well maintained throughout and is ready for a new owner to move straight in whilst still offering scope for personalisation.

Escrick is one of the area's most sought-after villages, located approximately six miles south of York. The village offers a range of local amenities including a village shop and primary school, whilst providing excellent access to York, Selby and the A19 for commuting further afield. Surrounded by attractive



Tenure: Freehold
Services/Utilities: All mains services connected.
EPC Rating: D - 55
Council Tax: - currently exempt as used as holiday let.
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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countryside, the area is popular for walking, cycling and enjoying the rural setting whilst remaining conveniently connected to nearby towns and cities.

Partners:

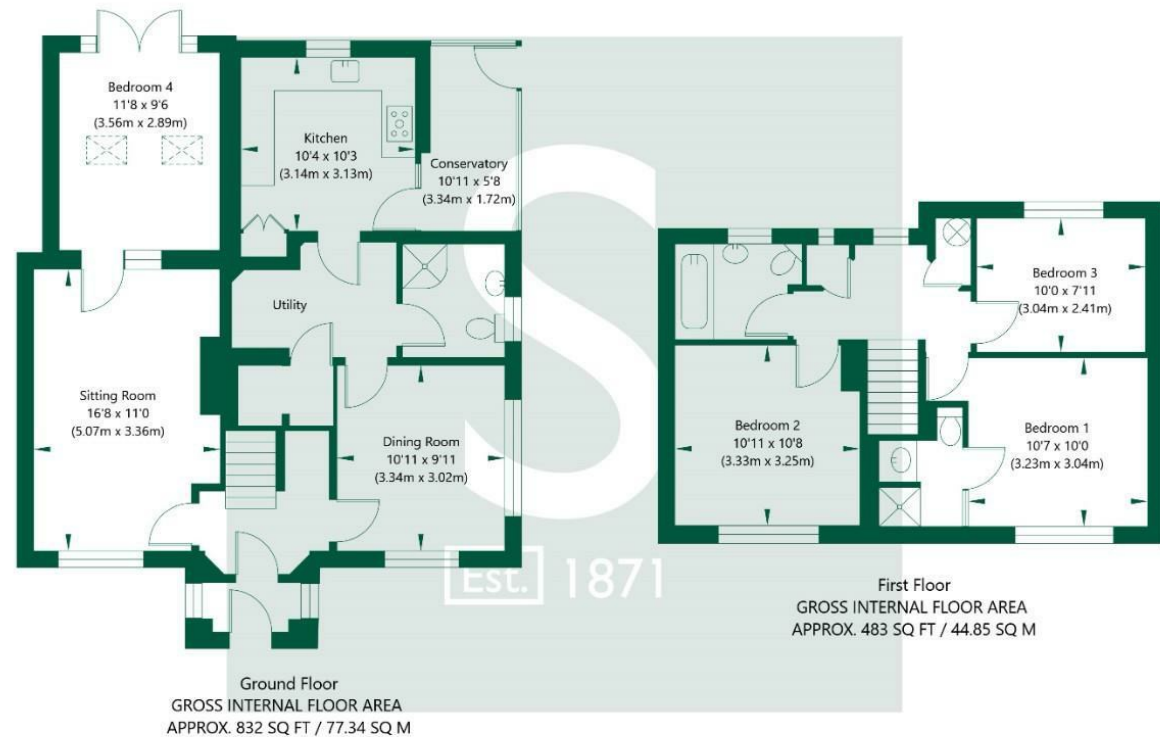
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1315 SQ FT / 122.19 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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