



## Carnot Street, York, YO26 4YY

- No Onward Chain
- Excellent Access To Train station
- Two Reception Rooms
- Well Presented
- First floor Shower Room
- Council Tax Band A

£240,000

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## DESCRIPTION

A charming and well-maintained two-bedroom mid-terrace home, set in a popular residential area within easy reach of York Railway Station, offering convenient access to the city centre and sold with no onward chain.

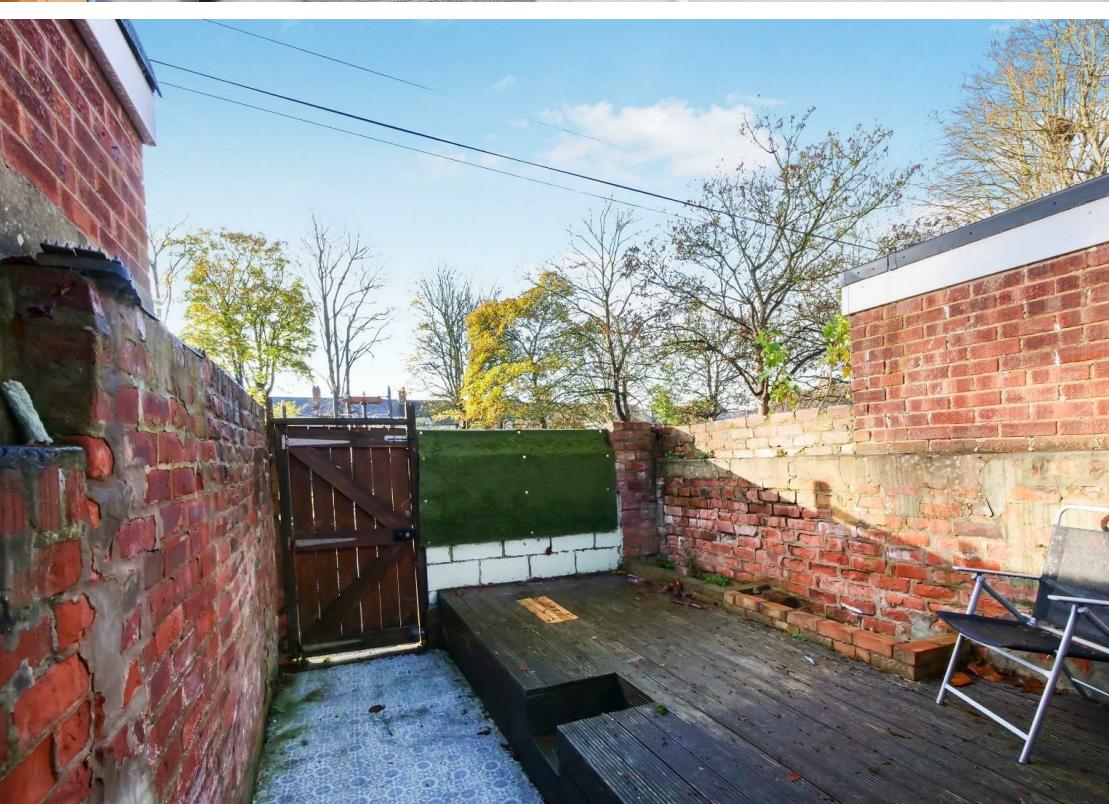
Carnot Street in York's Holgate area enjoys excellent local amenities, with schools, shops, and everyday services close at hand, while York Railway Station is just a short walk away. Frequent bus routes and nearby train links provide easy access to the city centre and wider destinations.

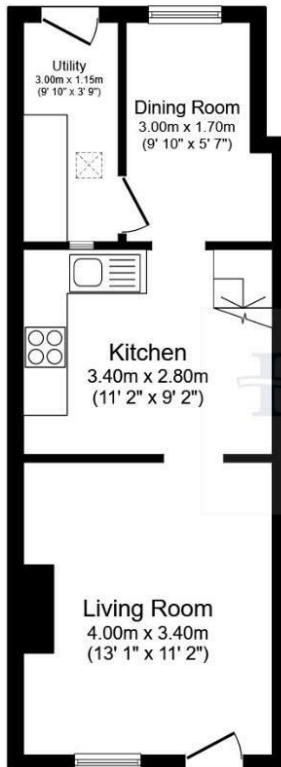
The ground floor features a welcoming living room with a log burner, flowing through to a fully fitted kitchen, complemented by a separate dining area and a useful utility room beyond. On the first floor are two well-proportioned bedrooms and a modern shower room, while the second floor boasts an additional loft room with skylight, providing a versatile extra space.

Externally, the property enjoys a low-maintenance rear courtyard, ideal for outdoor seating and relaxation.

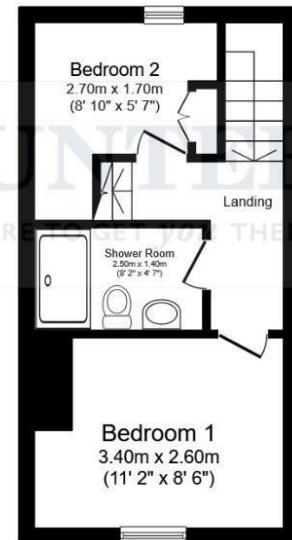
Well presented throughout and superbly located, this lovely home is one not to be missed.



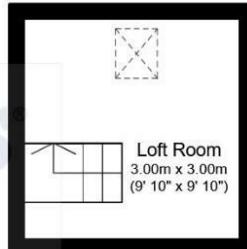




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 56.9 sq.m. (613 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.