



Carr Lane, Acomb, York
£525,000

A quite stunning traditional semi-detached residence sitting upon this wonderfully large surrounding plot which has been substantially extended and is sure to appeal to a range of buyers including young and mature professionals as well as families.



Located to offer quick and easy access to York, the York outer ring road and Acomb, we are delighted to offer for sale this meticulously presented and beautifully improved four bedroomed semi-detached home benefitting from uPVC double glazing and gas fired central heating throughout.

The property is entered via a uPVC double glazed porch which in turn passes through a attractive timber door with stained glass window inset with matching stainless windows to both sides. A turn staircase leads to the first floor accommodation with a large reception hall giving access to two ground floor reception rooms.

To the front is a spacious sitting room which enjoys an abundance of natural light via a large uPVC double glazed bay window to the front elevation with a feature fireplace with inset fire, tiled hearth and surrounding mantle. Furthermore, the room benefits from bespoke fitted alcove storage with coving to the ceiling and wall mounted lights.

To the rear of the ground floor is a stunning open plan living dining kitchen comprising an extensive range of wall and base fitted units with fitted granite work surfaces with a one and a half bowl stainless steel sink with mixer tap over along with an integrated dishwasher. Space and plumbing is available for a Range style cooker with fitted extractor hood over along with space for a freestanding American style fridge with plumbing for cold water. The kitchen benefits from tiled flooring throughout and full height corner radiator along with French doors leading out to the garden.

The kitchen provides access to a well placed utility room providing matching units to two sides with fitted granite work surfaces along with space and plumbing for an automatic washing machine. Just off the utility room is the downstairs WC which comprises a two piece white suite having low flush WC, hand wash basin and uPVC double glazed window to the side elevation.

Leading from the kitchen area is an ideal dining space with bespoke fitted alcove storage before an opening leads into the garden room which benefits from a recently installed new roof. The room provides wonderful views over the surrounding plot with uPVC double glazed windows to three sides and French doors opening onto the rear garden.

To the first floor, a central landing leads into three well proportioned bedrooms, modern house bathroom and separate shower room, with a further staircase leading to the second floor accommodation.

All bedrooms to the first floor are double in nature, with the master bedroom found to the front of the property, enjoying a large uPVC double glazed bay window. Bedroom two takes full advantage of views to the rear and provides a useful understairs storage cupboard.

Bedroom three is presently being used as a home office whilst offering a good sized bedroom with views over the rear garden via a uPVC double glazed window with laminated flooring and coving to the ceiling.

The house bathroom has been beautifully modernised and provides a freestanding bath, corner walk in shower cubicle with mains shower over, low flush WC, along with a circular hand wash basin with tiled splashback, heated towel rail, uPVC double glazed semi-opaque windows to both front and side elevations and recess spotlights to the ceiling.

In addition to the first floor is a useful separate shower room which comprises a walk in shower cubicle with electric shower over, low flush WC and hand wash basin along with a uPVC double glazed semi-opaque window to the side elevation.

To the second floor is a useful fourth bedroom which has been cleverly created within the roof space. The room enjoys a uPVC double glazed window to the rear offering roof top views across Acomb, alcove storage and exposed beams to the ceiling.

To the outside, the property is accessed directly off Carr Lane with a block paved driveway presenting off street parking before leading to a garage. The property's frontage is low maintenance with a large gravelled area, mature shrubbery boundaries and path leading to the front door. The garage benefits from a remote controlled up and over door, light and power along with a modern fibre glass roof and side personnel door.

Passing through a side gate, a pathway leads to the rear garden with coal store and external security lighting. To the rear is a beautiful landscaped garden with split level paved patio and brick raised beds found off the kitchen and garden room providing ideal outside entertaining space for the warmer summer months. A path passes a large timber outbuilding before a further path leads to a good sized laid lawn. The property's rear garden provides a private, non-overlooked feel ideal for the modern family buyer and boasts an array of mature and established planted borders which have been thoughtfully planted and designed by the present vendor. The rear of the property benefits from external lighting and cold water tap.

The garden provides a larger than average south west facing garden seldom seen for a property of this type and is therefore highly recommended that an early inspection is arranged to truly appreciate the opportunity on offer.

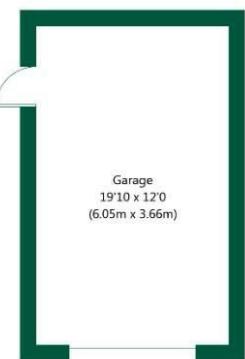
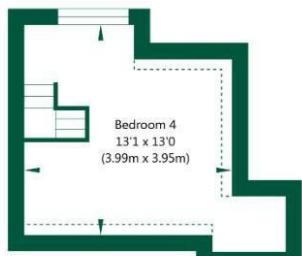
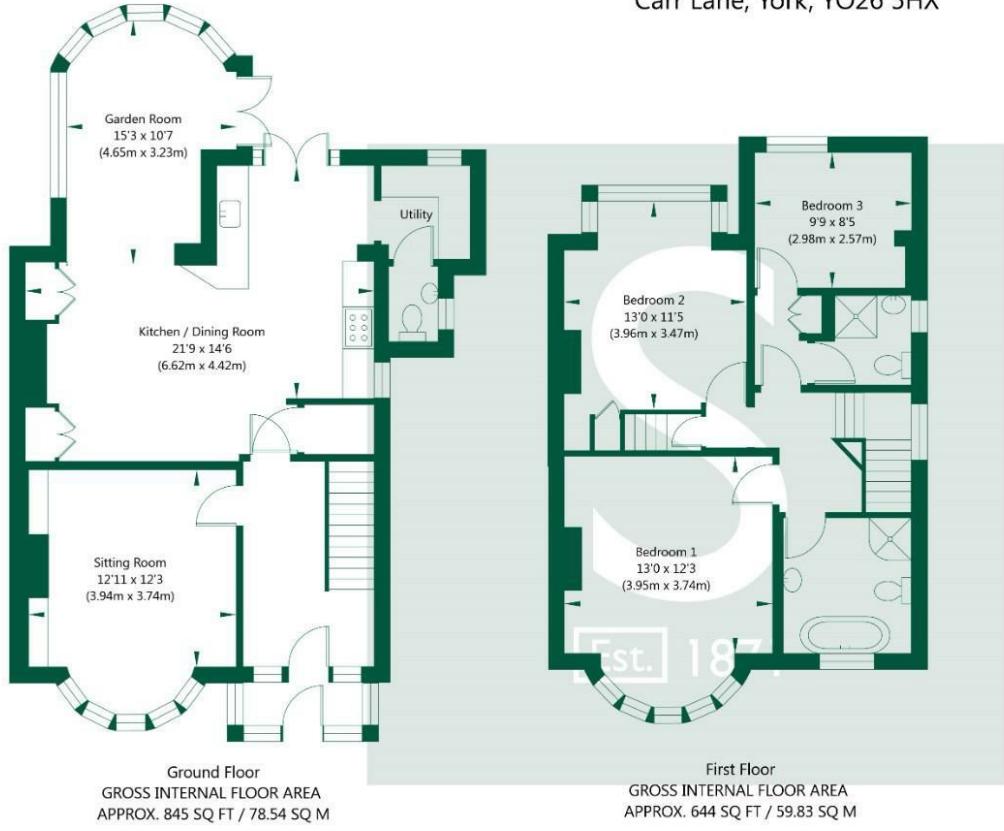
Tenure: Freehold

Services: All services are connected

EPC Rating: 61 (D)

Council Tax: York - Band C

Viewings: Strictly via the selling agent 01904 625533



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1659 SQ FT / 154.12 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2022



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

CS Hill FNAEA
N Lawrence

