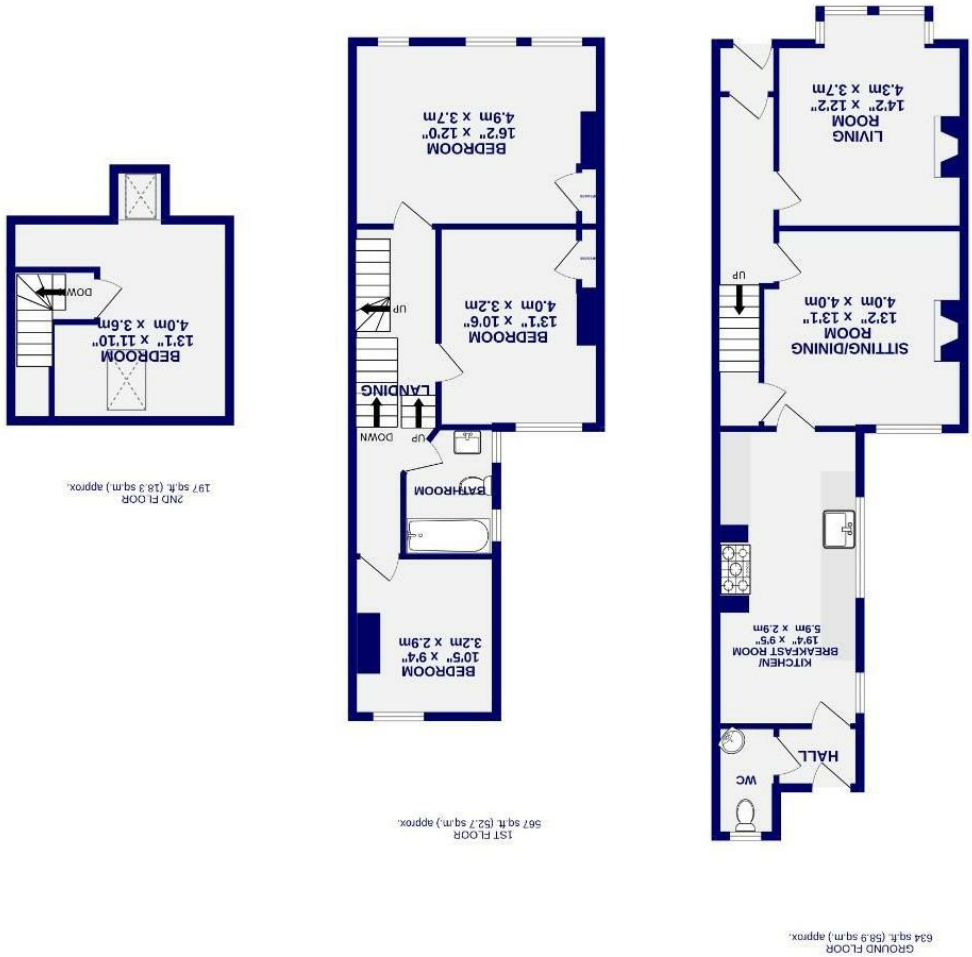


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given only as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Carr Lane Acomb, York YO26 5HN

Freehold
Council Tax Band - D

- Period Terrace House
- Four Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Courtyard & Outbuilding
- Wealth Of Period Features
- EPC D



Carr Lane
Acomb, York
YO26 5HN

£425,000

4 2

Located to the west of the city centre, this beautifully presented period townhouse seamlessly blends original character with a thoughtful programme of recent renovations and upgrades.

A much-loved family home, the property has been meticulously maintained and sympathetically improved throughout. Period features such as exposed floorboards, mosaic tiled hallway, and original fireplaces have been retained and enhanced, while modern additions have brought the home up to a superb contemporary standard.

The accommodation begins with a welcoming entrance hall with striking mosaic flooring. To the front is a generous lounge with a stunning fireplace and large bay window, filling the room with natural light. Beyond lies a versatile Snug/dining room, perfect for family living or entertaining.

The extended kitchen/diner is a particular highlight, fitted with an array of timeless shaker-style wall and base units, a Belfast sink, and range cooker, all set against solid wooden worktops. A recently added downstairs WC provides additional convenience.

Upstairs, the first floor offers a spacious principal bedroom and two further double bedrooms, along with a stylish house bathroom. The second floor features a fourth double bedroom with Velux window and eaves storage.

Further improvements include recently landscaped rear patio, full internal redecoration, and newly boarded roof space, offering excellent additional storage. Original floorboards have been revealed in many areas, contributing further to the home's period charm.

Externally, the property benefits from an attractive bay-fronted façade and a delightful walled rear garden with a brick-built outbuilding.

Early viewing is highly recommended to appreciate the standard and style of this exceptional home.

Council Tax Band - D

