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These plans have been made to ensure the accuracy of the figures contained therein. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Made with MetreX ©2020

TOTAL FLOOR AREA: 1369 sq ft (127.2 sq m.) approx.



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	60
Potential	74

Energy Efficiency Rating



85 Carr Lane, York
 £385,000



Ashtons



Description

Located to the West of the City Centre, this beautifully appointed period town house offers a wealth of period features, and spacious accommodation. The property has been a much loved family home, which has been meticulously well maintained and sympathetically modernised throughout.

The accommodation comprises of an entrance hall featuring a mosaic floor, leading to a lounge with a beautiful fireplace and a bay window allowing light to flood through, and a dining room. The extended fitted kitchen/diner boasts an array of shaker style wall and base units, Belfast sink, a range cooker complemented by wooden worktops. To the first floor is the master bedroom, two further double bedrooms and modern house bathroom. A staircase leads to the second floor where there is a fourth double bedroom with a velux window and eaves storage.

Externally, the property offers an attractive front with a delightful bay window. To the rear is a walled garden, and a brick built outbuilding. Viewing is highly recommended to appreciate the quality of this home.