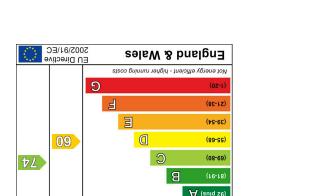
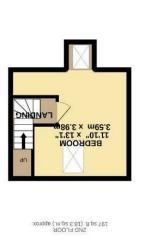
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Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to given as broad description of the property. They are given as guide only and should not be checked and confirmed by your solicitor prior to exchange of contracts. We have not carried out a structural survey and the services, appliances and ground rent (where applicable) are given as guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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



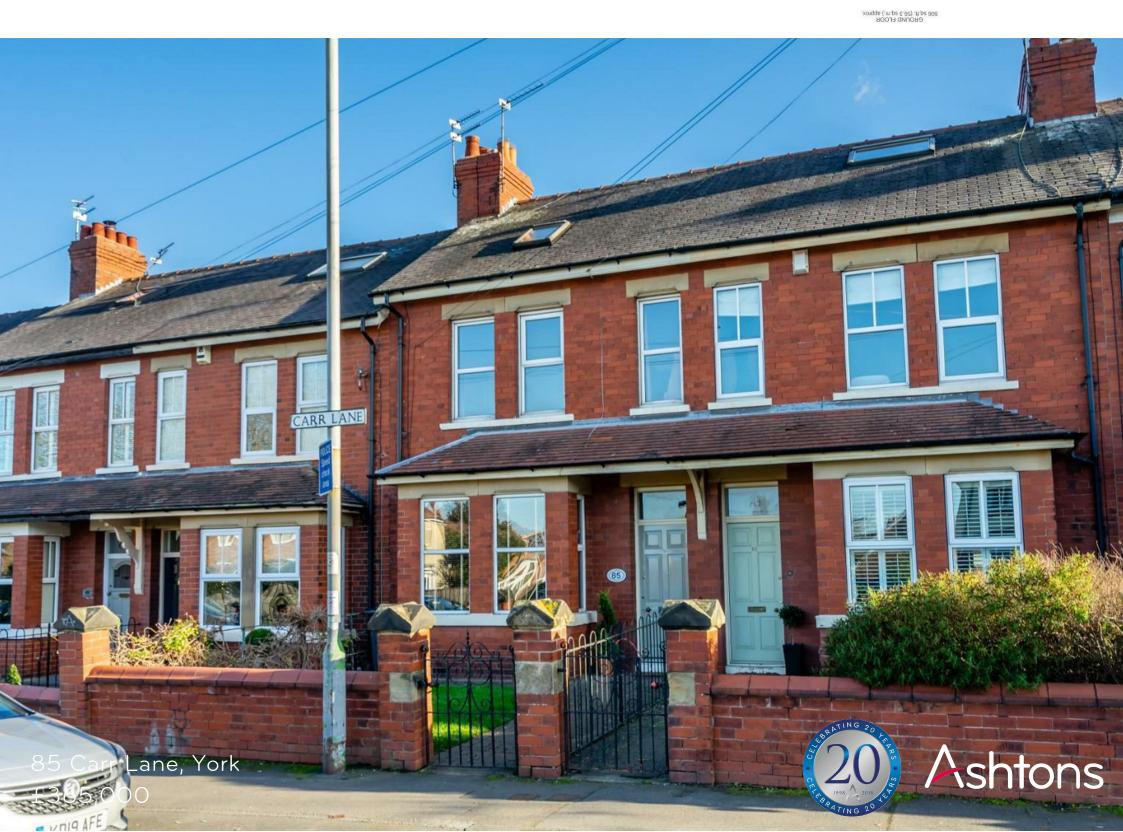
Energy Efficiency Rating





S67 sq.ft. (52.7 sq.m.) approx.





85 Carr Lane, York, YO26 5HN £365,000



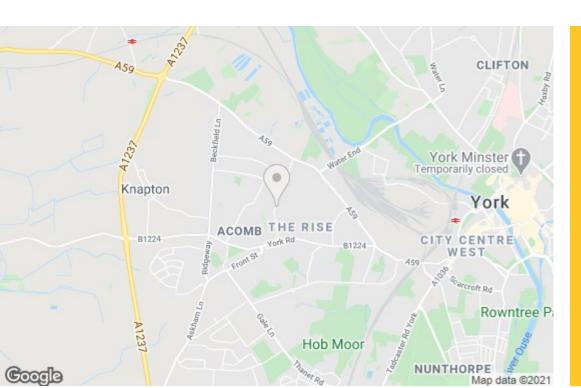












Description

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.