Carrick Gardens, York

£265,000

Stephensons
estate agents & chartered surveyors

Carrick Gardens, York YO24 4PF

Est. 1871

£265,000

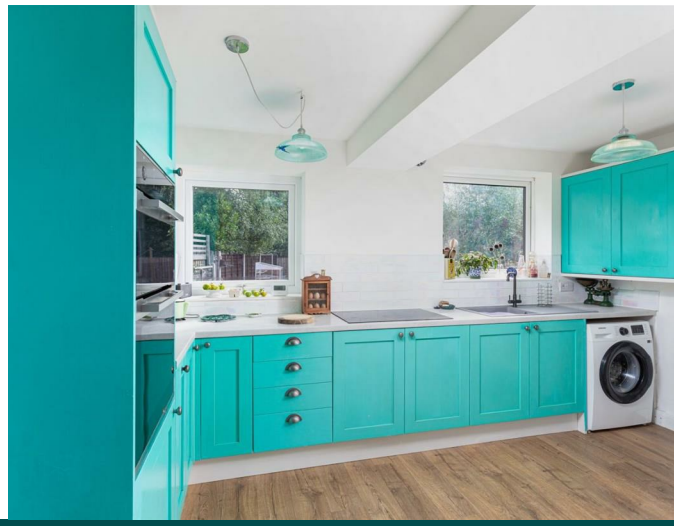
An attractive semi-detached home, recently extended and redecorated to provide bright, well-presented accommodation complemented by established gardens and no forward chain.

Occupying a pleasant position within this popular residential neighbourhood, the property offers approximately 787 sq ft of thoughtfully arranged living space. A recent extension has created an impressive kitchen and dining room, while the wider accommodation has been redecorated to produce a fresh and welcoming home.Occupying a pleasant position within this popular residential neighbourhood, the property offers approximately 787 sq ft of thoughtfully arranged living space. A recent extension has created an impressive kitchen and dining room, while the wider accommodation has been redecorated to produce a fresh and welcoming home.

The sitting room is a particularly inviting reception space, extending to over 18 feet in length and enjoying natural light from windows to both the front and rear. A feature fireplace provides an attractive focal point, while the generous proportions allow ample room for relaxation.

A particular highlight is the recently extended kitchen and dining room. Designed as a sociable everyday living space, the room features a comprehensive range of fitted units complemented by contrasting work surfaces, an inset sink and integrated cooking appliances. There is also provision for further freestanding appliances.

The kitchen opens naturally into a dedicated dining area, with windows overlooking the garden and an external door providing convenient access outside. The extension gives this part of the house a bright and spacious feel, making it equally suited to relaxed family meals and entertaining.



Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 5500 Mbps*
EPC Rating: D - 62
Council Tax: B - City of York
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.

On the first floor, the landing leads to two well-proportioned double bedrooms. The principal bedroom extends to approximately 14 feet and benefits from windows to two elevations, while the second bedroom provides another comfortable double room. The shower room has been finished in a distinctive contemporary style, with richly coloured wall tiling and a modern white suite comprising a walk-in shower enclosure, pedestal wash basin and WC.

The property is approached through an established front garden, with mature hedging providing an attractive degree of screening and privacy with a further side garden.

To the rear is a generous and well-established garden incorporating paved seating areas, lawn and an appealing variety of mature trees, shrubs and planting. The garden offers plenty of opportunity for outdoor dining, recreation and further landscaping according to individual preference.

Carrick Gardens lies within an established residential area to the west of York city centre, well placed for the amenities of both Acomb and Holgate.

Acomb's thriving Front Street offers a broad selection of independent shops, cafés, bakeries, supermarkets and everyday services, while further amenities can be found along Acomb Road and at nearby local shopping parades.

The property is conveniently positioned for access to Hob Moor, which provides valuable open green space and walking routes close to home. A choice of primary and secondary schools is also available within the surrounding area, including Acomb Primary School, Hob Moor Community Primary Academy and York High School. Prospective purchasers should make their own enquiries regarding individual admissions and catchment arrangements.

Regular bus services operate along the surrounding routes into York, while the railway station and historic city centre are both readily accessible by bicycle, public transport or car. The location also provides convenient road connections towards the A1237 outer ring road and the A64 for travel further afield.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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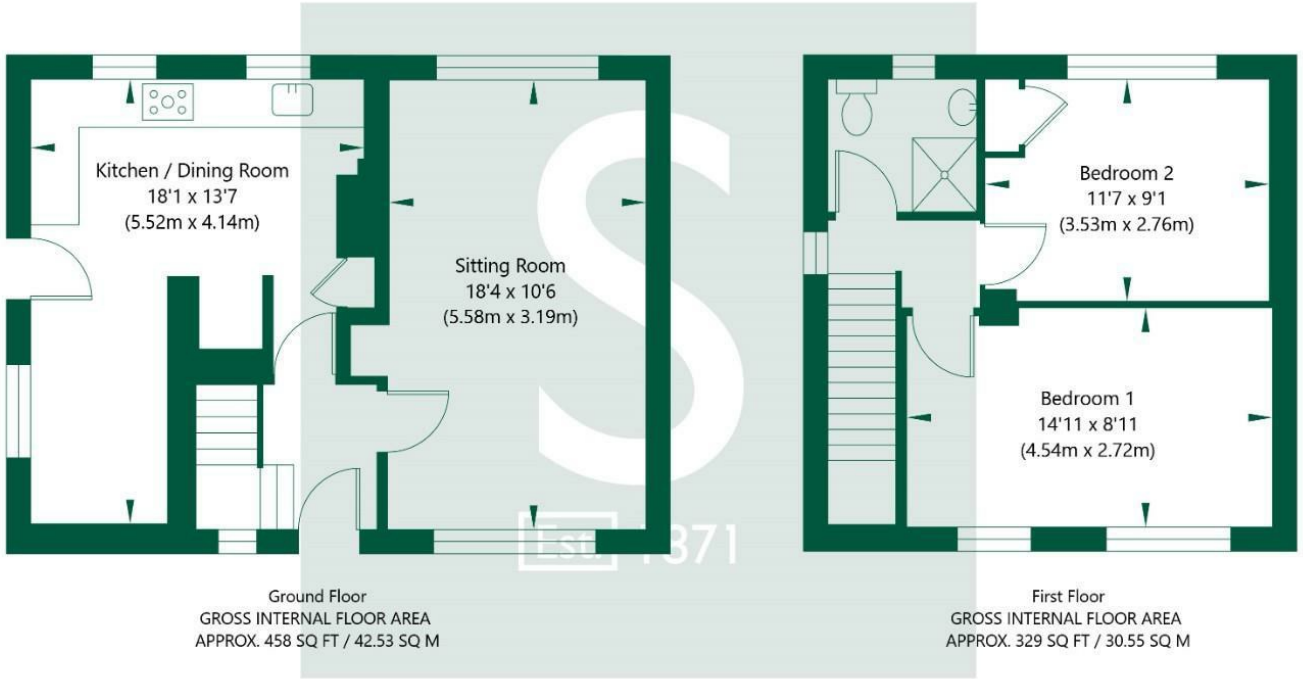

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 458 SQ FT / 42.53 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 329 SQ FT / 30.55 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 787 SQ FT / 73.08 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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