



ROB LETTS

EXPERIENCE
exp UK

Haxby Road, York

Guide Price £375,000

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RL0918 - Located just minutes from York city centre, Nestlé, and York Hospital, Holly House is a beautifully presented period terrace offering more space than most homes of its type, with an impressive 1,050 square feet of well-balanced accommodation. Set behind a charming gated front forecourt, enclosed by a low brick wall and mature hedging, the property combines kerb appeal with everyday practicality.

Inside, the home is immaculately presented throughout, starting with a generous entrance hallway that gives access to both reception rooms and the staircase to the first floor. The front lounge is bright and welcoming, featuring exposed timber flooring, stylish fireplace and large bay with replacement sliding sash windows, in keeping with the home's period style. The separate dining room offers a great space for entertaining, with tiled flooring, an original fireplace, and a useful under-stairs storage cupboard.

To the rear, the kitchen is fitted with a range of modern wall and base units, along with integrated appliances including an oven, hob, extractor and dishwasher. A separate utility room provides further convenience, along with a ground floor W.C. — a rare feature in homes of this era.

Upstairs, the landing and both bedrooms enjoy modern sliding sash windows, continuing the home's blend of style and substance. There are two spacious double bedrooms, both with built-in storage and attractive original fireplaces. The bathroom is fitted with a modern





TOTAL FLOOR AREA: 1042 sq. ft. (96 sq. m.) approx.
 While every attempt has been made to ensure the accuracy of the property information, measurements, and details, we cannot be held responsible for any errors or omissions. The actual area and details may vary from those shown on the plans. The actual area and details may vary from those shown on the plans.

- Period terrace with over 1,050 sq. ft.
- Immaculately presented and full of period charm
- Stylish lounge with exposed timber floor & bay window
- Stunning first floor four-piece bathroom
- Gated off-street parking at the rear
- Two spacious double bedrooms
- Prime location close to York Hospital & the city centre
- Two reception rooms – ideal for entertaining
- Quality fitted kitchen with integrated appliances
- Quote RL0918 when calling to book your viewing

