



Holly Bank Road, , York, North Yorkshire, YO24 4EB

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DESCRIPTION

Located on the sought-after Holly Bank Road in the popular residential area of York, this well-presented three bedroom semi-detached home offers modern living within easy reach of the city centre, local amenities, and excellent transport links.

The spacious lounge provides a welcoming setting for family living, while large bay windows allow for plenty of natural light throughout. The home features a modern kitchen fitted with contemporary units and appliances, offering both style and practicality.

Decorated in neutral tones, the property boasts a clean and versatile interior theme, creating a bright and airy feel across all rooms. Upstairs, there are two well-proportioned bedrooms and a third room for an office or child's bedroom, ideal for families, professionals, or those seeking a home office space. The modern family bathroom is finished to a high standard, complementing the overall contemporary appeal of the home.

The property benefits from a private off-street driveway providing convenient parking, along with a single garage for additional storage or vehicle space.

Externally, the property includes a low-maintenance rear garden, perfect for outdoor dining, relaxing, or entertaining. With its combination of modern features, neutral décor, and practical off-road parking, this home is move-in ready and well suited to a range of tenants.

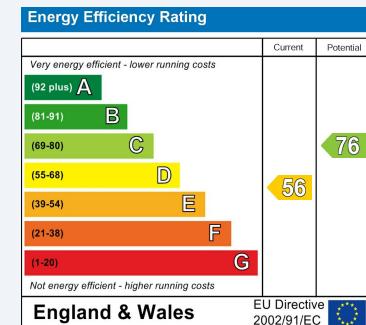
An excellent opportunity to acquire a stylish and comfortable home in one of York's most desirable locations.





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Viewings

Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.