



1 Holly Bank Road
York, YO24 4DS
Guide Price £325,000

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NO ONWARD CHAIN! GOOD SIZE PLOT! POPULAR AREA! Churchills Estate Agents are delighted to offer for sale this three bedroom end of terrace house located in the delightful area of Holly Bank in Holgate, close to York city centre, the railway station as well as Hob Moor and West Bank Park. Benefitting from an elevated position, gas central heating, uPVC double glazing and a good size attached garage. In need of some cosmetic upgrading the property comprises entrance hallway, lounge with bay window, kitchen/dining room, garden room, cloaks/WC, first floor landing, three bedrooms (2 doubles and 1 single) and a house bathroom. To the outside is a front driveway providing off street parking and with potential for electric car charging and a front lawn with brick boundary wall. There is also a well cared for rear garden and an attached garage measuring 23' x 12'. An accompanied viewing is highly recommended.

Entrance Hallway

Composite entrance door, stairs to first floor, single panelled radiator. Carpet.

Lounge

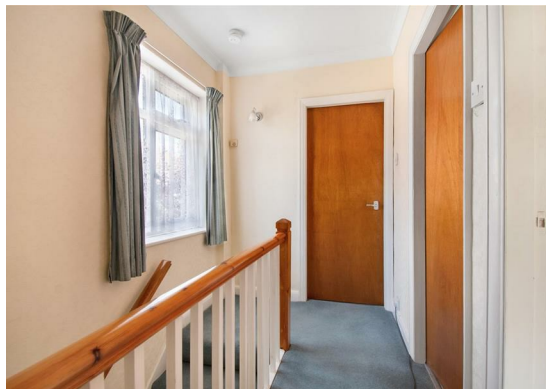
13'5 x 13'1 (4.09m x 3.99m)
uPVC bay window to front, under stairs cupboard, double panelled radiator, TV point, power points. Carpet.

Kitchen/Dining Room

13'1 x 10'6 (3.99m x 3.20m)
Two uPVC windows to rear, built in electric oven and gas hob, stainless steel sink with tap, space for appliances, single panelled radiator, power points. Carpeted and Vinyl flooring.

WC

uPVC windows to rear and side, low level WC, single panelled radiator. Vinyl flooring.





Garden Room

9'4 x 7'11 (2.84m x 2.41m)

uPVC windows to side and French doors to garden, double panelled radiator, power points. Carpet.

First Floor Landing

uPVC window to side, power points. Carpet. Doors to:

Bedroom 1

14'0 x 10'4 (4.27m x 3.15m)

uPVC bay window to front, fitted wardrobes, single panelled radiator, power points. Carpet.

Bedroom 2

10'8 x 10'4 (3.25m x 3.15m)

uPVC window to rear, single panelled radiator, power points. Carpet.

Bedroom 3

8'1 x 12'1 (2.46m x 3.68m)

uPVC window to front, single panelled radiator, power points. Carpet.

Bathroom

panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, part tiled walls, single panelled radiator, access to boarded loft. Carpet.

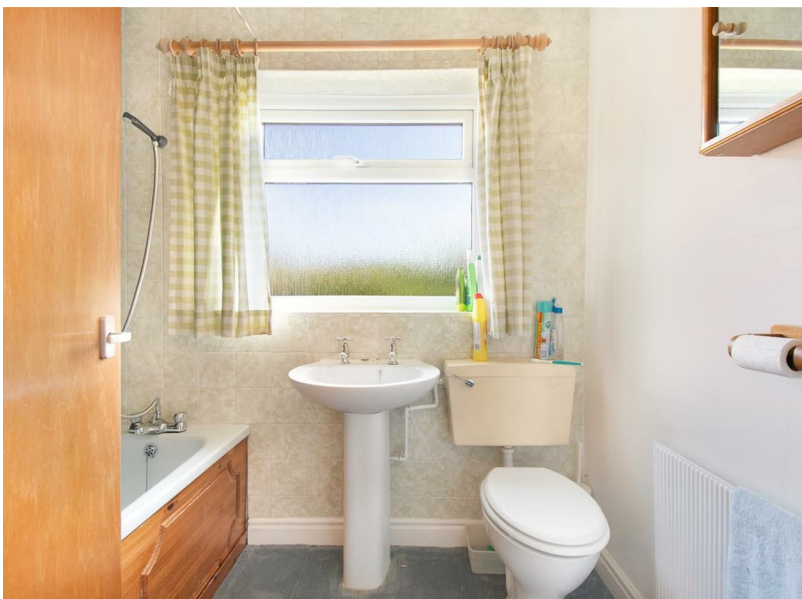
Outside

Front driveway and lawn area with brick boundary. Lanscaped lawned rear garden with green house, mature trees and borders, outside tap, paved area, timber fence boundary.

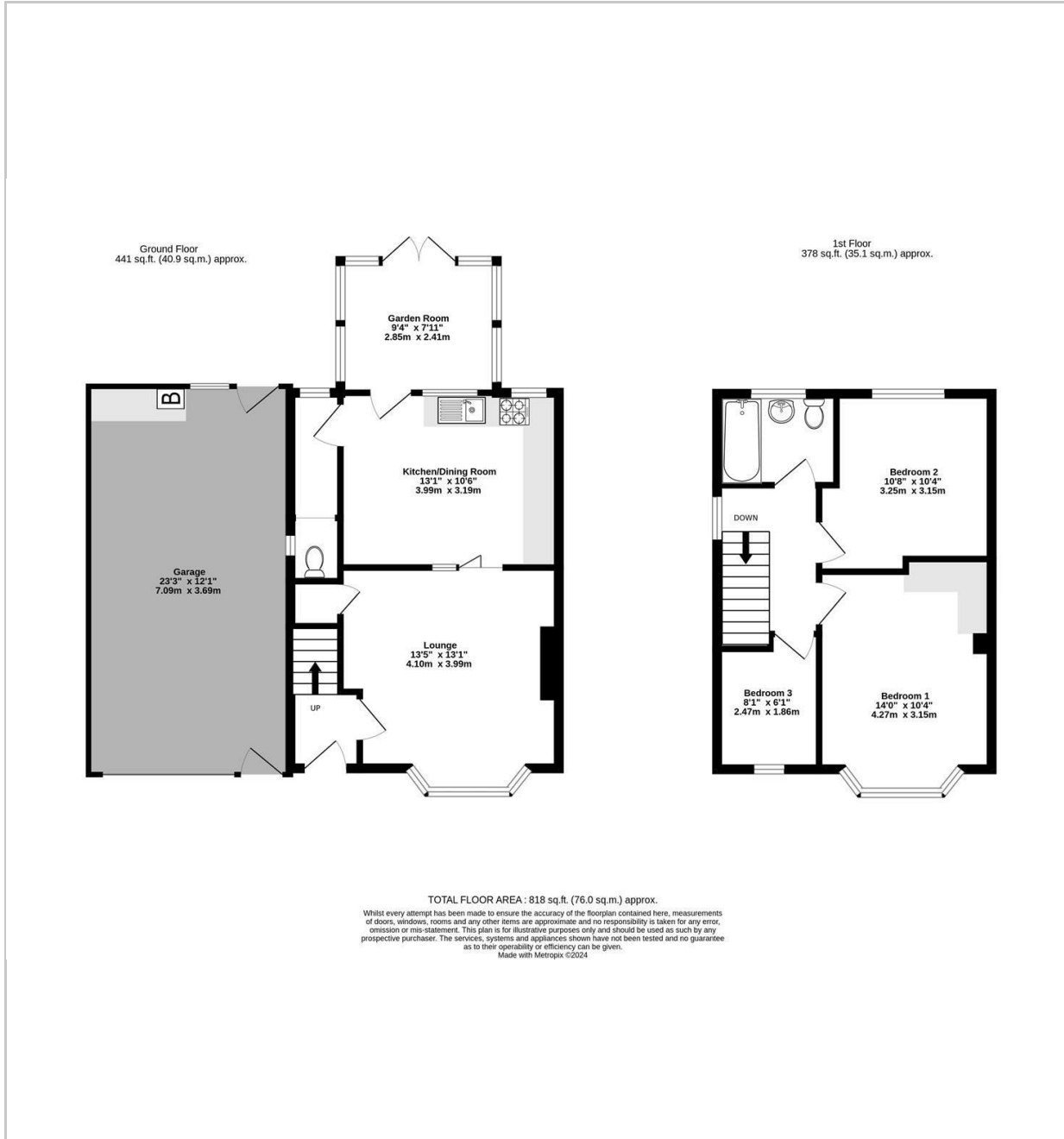
Garage

23'3 x 12'1 (7.09m x 3.68m)

Up and over garage door, power and lighting, wall mounted gas combination boiler, plumbing for washing machine, window and door to rear.



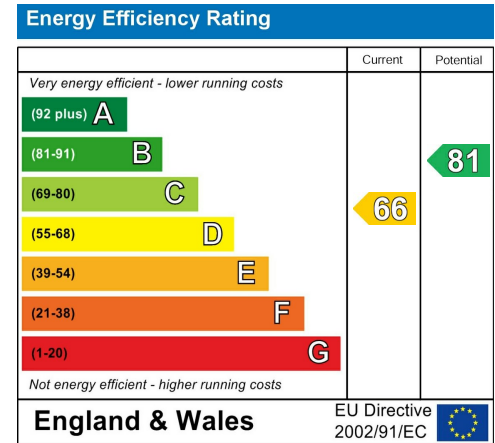
FLOOR PLAN



LOCATION



EPC



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