



25 Holly Bank Grove  
York, YO24 4EA  
**£299,995**

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**NO ONWARD CHAIN!** A delightful three bedroom mid terrace house located on this quiet cul-de-sac within the popular Holly Bank area. Close to York city centre, the railway station and excellent schools, parks and amenities, this bright and airy property is sure to appeal to a range of buyers looking to put their stamp on a promising investment. Benefitting from uPVC double glazing and gas central heating it fully comprises entrance hallway, lounge with fitted gas stove and surround, 16' breakfast kitchen, first floor landing, three bedrooms (two doubles and one generous single) and a three piece house bathroom. To the outside is a good sized paved driveway providing ample off street parking and the potential for electric car charging and a side alleyway giving access to an enclosed rear garden laid to lawn with paved patio and brick store. An accompanied viewing is highly recommended.

### Entrance Hall

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



### Lounge

uPVC bay window to front, picture rail, gas stove with surround and tiled hearth, under stairs cupboard, double panelled radiator, TV point, power points. Laminate flooring.



### Breakfast Kitchen

uPVC window to rear and door to courtyard, fitted wall and base units with one and a half stainless steel sink and drainer with mixer tap, space and plumbing for appliances, built in electric oven and gas hob, pantry cupboard, wall mounted gas combination boiler, power points. Vinyl flooring.



### First Floor Landing

Large storage cupboard. Carpet.

### Bedroom 1

uPVC bay window to front, picture rail, fitted wardrobe, period fireplace, single panelled radiator, power points. Carpet.





### **Bedroom 2**

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

### **Bedroom 3**

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

### **Bathroom**

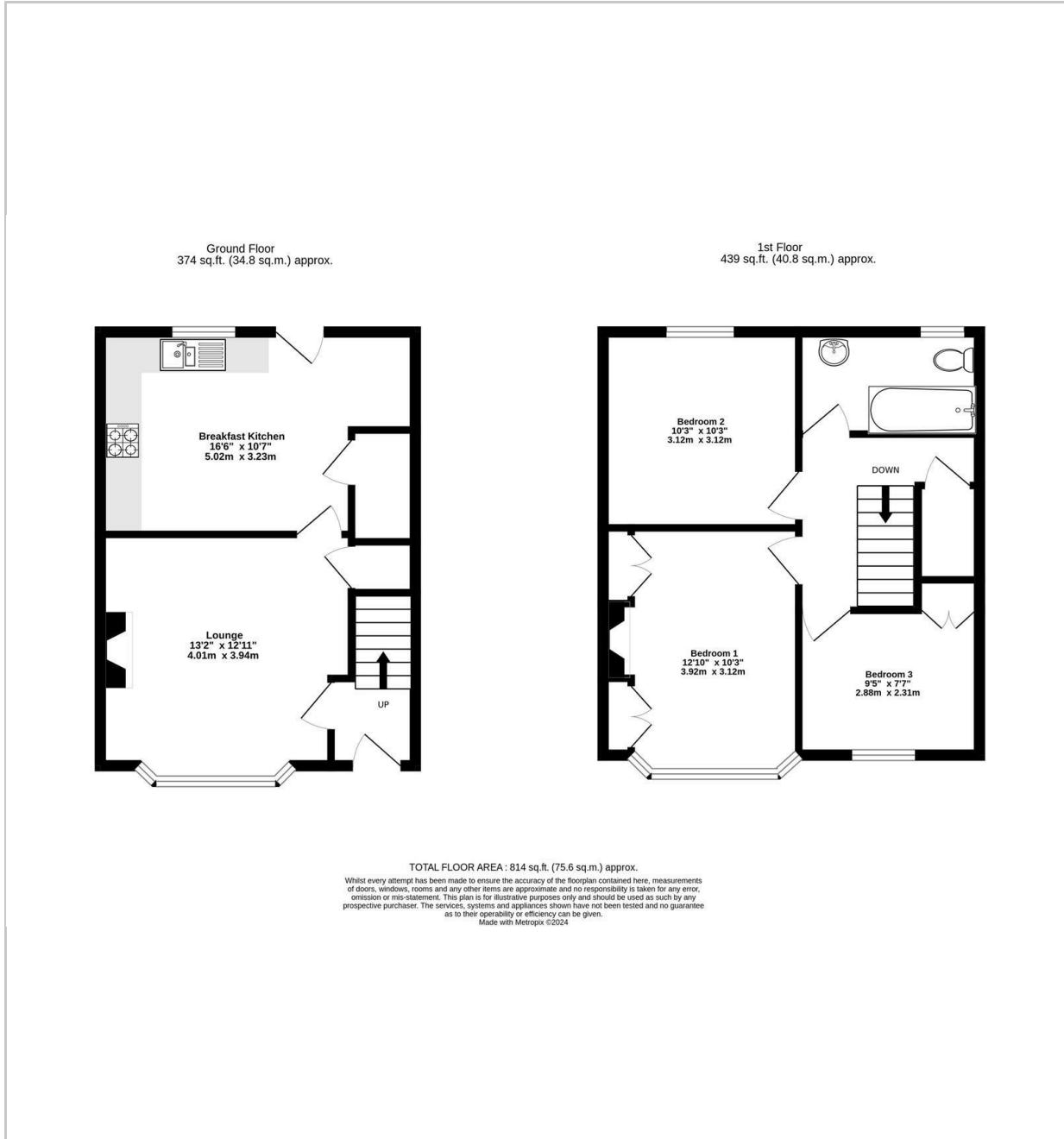
Opaque uPVC window to rear, panelled bath with electric shower over, low level WC, pedestal wash hand basin, double panelled radiator, loft access, part tiled walls. Tiled flooring.

### **Outside**

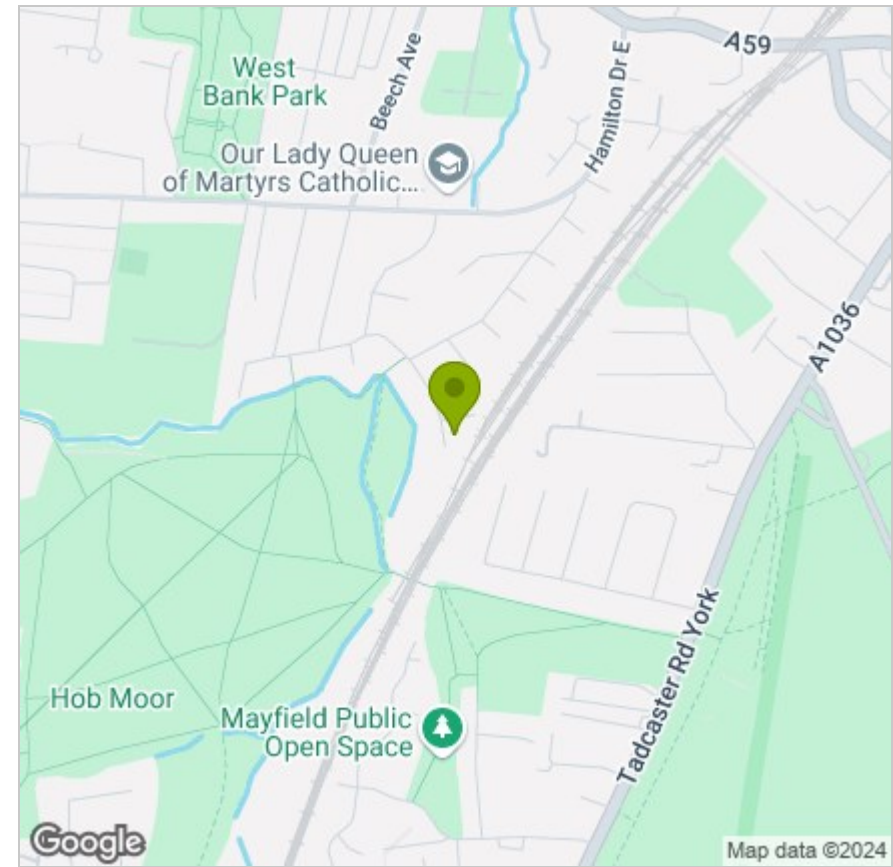
Front paved driveway, side alleyway with gate leading to rear garden laid to lawn, paved patio, brick store, timber fence and brick wall boundary.



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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