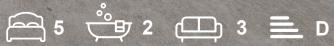


York, YO24 4NT Offers Over £475,000









A LARGE EXTENDED 5 BEDROOM TRADITIONAL STYLE SEMI DETACHED HOUSE SET IN THIS SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE OF LOCAL AMENITIES, THE RAILWAY STATION AND INTO THE CITY CENTRE. The property provides well presented living accommodation with the benefit of gas central heating and uPVC double glazing and comprises entrance hall, lounge with bay window, separate dining room, extended kitchen, utility room, cloaks/w.c., games room/home office area, landing, master bedroom with dressing room and en suite shower room/w.c., 2 further double bedrooms. bathroom/w.c., additional shower room, study, second floor landing with 2 further bedrooms. Front garden with driveway. Integral garage. Good sized rear garden with large summerhouse. An internal viewing is recommended.

## **Entrance Hall**

**Sitting Room** 

13'3" x 10'11" (4.04m x 3.35m)

**Dining Room** 

14'8" x 11'1" (4.49m x 3.38m)

Play Room/Home Office Area

10'5" x 9'8" (3.18m x 2.95m)

Kitchen

12'4" x 8'7" (3.78m x 2.62m)

**Bedroom** 

15'1" x 10'11" (4.60m x 3.35m)

**Bedroom** 

15'1" x 10'9" (4.60m x 3.28m)

**En-Suite** 

8'4" x 7'4" (2.56m x 2.24)

**Bedroom** 

12'0" x 10'11" (3.66m x 3.35m)

Study

6'7" x 5'8" (2.01m x 1.73m)

**Bathroom** 















**Bedroom** 13'4" x 12'4" (4.08m x 3.78m )

**Bedroom** 11'9" x 6'3" (3.60m x 1.92m)

**Garage** 10'5" x 9'10" (3.18m x 3m)





## **LOCATION FLOOR PLAN** HOLGATE York Cold War Bunker Holgate Windmill (2) B1224 B1224 Ground Floor 750 sq.ft. (69.7 sq.m.) approx. 1st Floor 671 sq.ft. (62.3 sq.m.) approx. 2nd Floor 369 sq.ft. (34.3 sq.m.) approx Melton College West Bank Park Sitting Room 13'3" x 11'0" 4.04m x 3.35m Bedroom 15'1" x 11'0" 4.60m x 3.35m Our Lady Queen of Martyrs Catholic... Area 10'5" x 9'8" 3.18m x 2.95m Hamilton Dr Dining Room 14'9" x 11'1" 4.49m x 3.38m Bedroom 12'0" x 11'0" 3.66m x 3.35m Coople Map data @2024 TOTAL FLOOR AREA: 1790 sq.ft. (166.3 sq.m.) approx. **Energy Efficiency Rating** Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, comes and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. And with Metropose 2024 Potential Very energy efficient - lower running costs **EPC** (92 plus) A 77 (69-80) 67 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.