

York, YO24 4NT Guide Price £465,000







A LARGE EXTENDED 4/5 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)

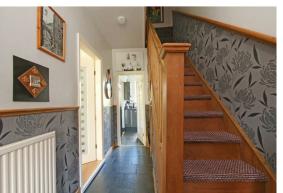
**Bathroom** 















**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 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 @2025 TOTAL FLOOR AREA: 1790 sq.ft. (166.3 sq.m.) approx. **Energy Efficiency Rating** Whitst every alternity has been made to exame the accuracy of the floopian contained here, measurements of doors, windows, rooms and any other lems are approximate and no reapposability to laten for any error, prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given. 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.