



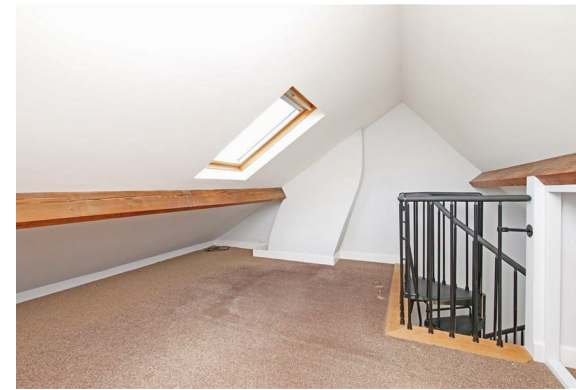
12 Park Lane Holgate
York, YO24 4JQ
£280,000

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NO ONWARD CHAIN! A genuine, characterful property located on this pretty terraced street, located within this sought after location of Holgate close to the railway station and equidistance to the city centre and Acomb Front Street. This charming two bedroom property is sure to appeal to a range of buyers, ready to move in to and offering bright and well presented accommodation. Accessed via a front forecourt the property comprises good size lounge with feature log burner, breakfast kitchen, rear hallway, house bathroom, first floor landing, two bedrooms and an additional loft space. To the outside is a rear walled courtyard with brick stores and gate to service alleyway. The property is also served by nearby shops, schools and amenities as well as West Bank park and Hob Moor nature reserve. An accompanied viewing is highly recommended.

Lounge

Entrance door, slide sash window to front, storage cupboard, feature log burner with tiled hearth and surround, TV point, power points. Oak flooring.



Breakfast Kitchen

Slide sash window to rear, fitted wall and base units with counter tops, stainless steel sink and drainer with mixer tap, electric oven and hob, extractor fan, under stairs storage cupboard, column radiator, power points. Oak flooring.



Inner Hallway

Wall mounted gas combination boiler, space and plumbing for appliances, composite door to courtyard. Vinyl flooring.



Bathroom

Opaque window to side, panelled bath with shower over, wash hand basin, low level WC, towel rail/radiator, part tiled walls, extractor fan. Vinyl flooring.

First Floor Landing

Doors to:





Bedroom 1

Slide sash window to front, period fireplace, storage cupboard, double panelled radiator, power points. Exposed floorboards.

Bedroom 2

Slide sash window to rear, fitted wardrobes, double panelled radiator, power points, spiral staircase to loft. Exposed floorboards.

Loft Area

Velux to front, power points, eaves storage. Carpet.

Outside

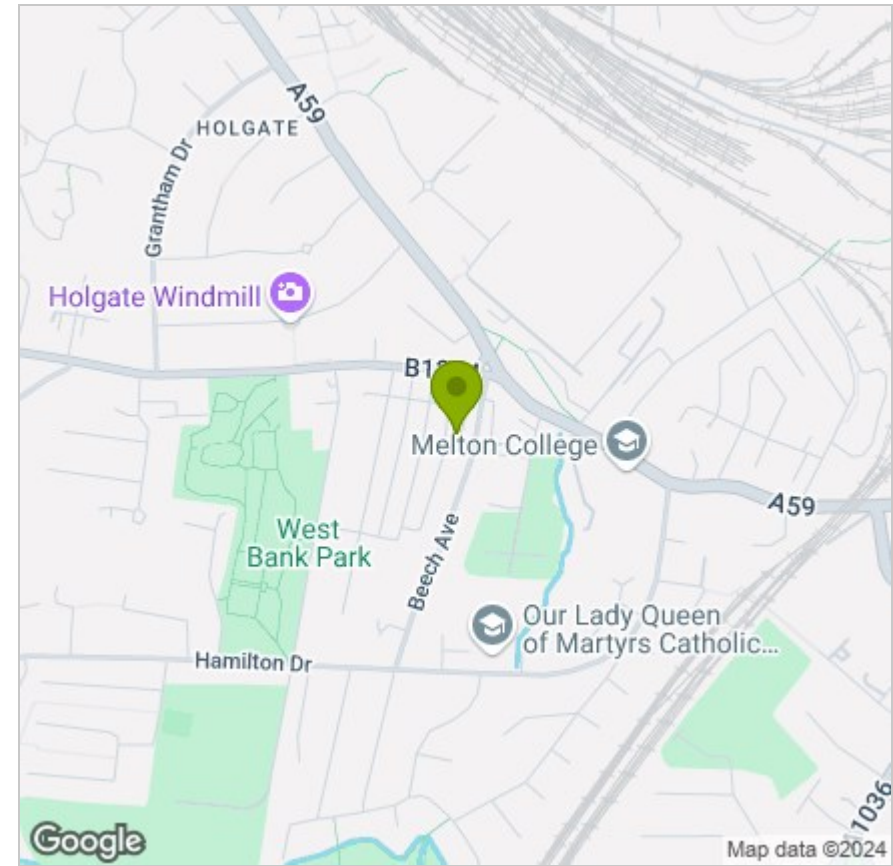
Front forecourt. Rear walled courtyard with gate to shared alleyway, outside tap and two brick stores.



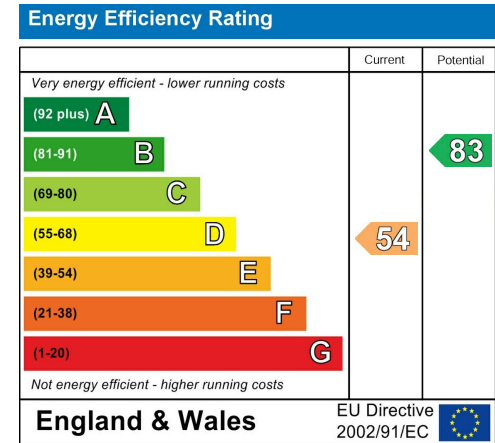
FLOOR PLAN



LOCATION



EPC



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