

VIEWS OF HOLGATE WINDMILL AND SUPERB REAR GARDEN! Churchills are delighted to offer for sale this impressive traditional semi-detached house located within this quality area convenient for both York City Centre and Acomb front street as well as close proximity to West bank park, the railway station and desirable schools. The bright and spacious property benefits from gas central heating and uPVC double glazing as well as a west facing rear garden. Internally the property comprises; Entrance hallway, dining room with brick built bay window, 15ft lounge, kitchen, WC/cloaks, first floor landing, three first floor bedrooms (two doubles and one generous single), house bathroom and separate WC. To the outside is a landscaped front garden with driveway providing ample off street car parking and with the potential for electric car charging, gate to rear garden with patio, lawn, fruit tress, flower borders, large timber store and summerhouse. An accompanied viewing of this brilliant property is highly recommended.

Entrance Hallway

Traditional entrance door, laminate floor, window to side, single panelled radiator, carpeted stairs to first floor

WC/Cloaks

Opaque window to side, low level WC, wash hand basin, laminate flooring

Dining Room

uPVC bay window to front, single panelled radiator, timber floorboards, TV and power points, telephone socket

Lounge

Gas fire with surround, single panelled radiator, sliding double glazed doors onto garden, laminate flooring, TV and power points



















Kitchen

uPVC windows to side and rear, composite entrance door, fitted wall and base units with countertop, one and a half sink and draining board with mixer tap, built-in gas hob and electric oven, space and plumbing for appliances, tiled flooring, double panelled radiator, power points

First Floor Landing

uPVC window to side, loft access, carpeted flooring, power points

Bedroom 1

uPVC bay window to front, single panelled radiator, carpeted flooring, wardrobes, power points

Bedroom 2

uPVC window to rear, single panelled radiator, carpeted flooring, storage cupboard, power points

Bedroom 3

uPVC window to front, carpeted flooring, single panelled radiator, power points

Bathroom

Opaque uPVC window to side, panelled bath with mains shower over, pedestal wash hand basin, tiled walls, tiled flooring, spotlights, double panelled radiator

Separate WC

Opaque window to side, low level WC, carpeted flooring

Outside

Front driveway with landscaped area and hedge, secure gate to rear. Rear garden with paved area, lawn, cooking apple, pear and plum trees, flower borders, secluded rear area, fence boundary, outside tap

FLOOR PLAN LOCATION Ground Floor 557 sq.ft. (51.8 sq.m.) approx. 1st Floor 572 sq.ft. (53.2 sq.m.) approx. HOLGATE THE RISE York Cold War Bunker Vindmill (York Rd B1224 B1224 Bedroom 1 15'7" x 12'3" 4.74m x 3.73m West Bank Park Lounge 15'1" x 12'3" 4.60m x 3.73m Hamilton Dr W Hamilton Dr Bedroom 2 14'9" x 12'3" 4.49m x 3.73m Coople Map data @2025 **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs **EPC** (92 plus) A 81 69 (69-80) TOTAL FLOOR AREA: 1130 sq.ft. (105.0 sq.m.) approx. ery attempt has been made to ensure the accuracy of the floopian contained here, measurement viridovir, cross and any other thems are approximate and no responsibility is been for any error, the property of the services. The services systems and adaptances shown have not been tested and no guarante as to their poperability or efficiency can be given. Made with Meropics (2025) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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