

NO ONWARD CHAIN AND OPEN TO OFFERS - AN EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE CLOSE TO WEST BANK PARK & HOLGATE WINDMILL. Located in the sought-after leafy area of Holgate, convenient for both Acomb Front Street, York city centre, and railway station as well as excellent links to the outer ring road and further afield. This well cared-for property would suit a variety of buyers as well as offering bright and spacious layout. It is served by local shops, amenities, and popular schools and benefits from a wider than average rear

Fully double-glazed throughout, the property comprises; entrance hallway, lounge with bay window, 15' fitted kitchen, dining room leading through to a garden room with French doors onto block paved patio. Upstairs there is a first floor landing, three first floor bedrooms (two doubles and one single), house bathroom, second floor landing leading to a fourth bedroom with eaves storage.

Gas fired central heating and water - new combi boiler installed in 2018.

Full-fibre ultrafast broadband.

To the outside is a front driveway providing ample off street parking with the potential for electric car charging. There is a detached garage with external utility room. To the rear is a lawned garden with block paved patio, timber decked area, mature flower border and brick boundary wall. An internal viewing of this wonderful property is highly recommended!

### **Entrance Hall**

Entrance door Tiled floor Single panelled radiator Understairs cupboard Power points

**Lounge** 12'5" x 11" plus bay (3.78m x 3.35m plus bay)

Double glazed front window Carpet

Double panelled radiator

Power points

**Dining Room** 12" x 11" (3.66m x 3.35m) Picture rail

Laminate flooring

Single panelled radiator

Power points

Open to....

## **Garden Room**

9'2" x 8'10" (2.79m x 2.69m)

Double glazed bay window to rear

Double glazed French doors leading to patio

Laminate flooring

Single panel radiator Power points

### Kitchen

15'3" x 8'11" (4.65m x 2.72m)

Double glazed rear door on to the patio

Fitted wall and base units with counter top

Gas supply for cooker

One and a half stainless steel bowl and drainer with mixer

Plumbing for dishwasher

Pantry cupboard

Tiled floor

Spaces for appliances

**Landing**Double glazed window to side

Carpets Power points

Stairs to second floor



















Bedroom 1 12'6" x 11'2" (3.81m x 3.40m) Double glazed bay window to front Exposed timber floor Single panelled radiator Power points

Bedroom 2 12' x 11'2" (3.66m x 3.40m) Double glazed window to rear Carpet Single panelled radiator Power points

### Bedroom 3

6'6" x 5'8" (1.98m x 1.73m) Double glazed window to front Carpet Single panelled radiator Power points

### Bathroom

Fully tiled bathroom with three piece suite
P shaped bath with curved shower screen and shower over

Second floor landing Double glazed side window carpet Leading to....

Bedroom 4 19' x 10'4" (5.79m x 3.15m) Double glazed window to rear Wooden floor Single radiator Fitted storage under the eaves Power points

### Outside

To the outside is a front driveway providing ample off street parking and the potential for electric car charging,
Large detached garage containing a separate utility room.
Storage above the whole of the 20' x 11' (6.09m x 3.36m)
garage and utility room (approximately 30') with two loft ladders

To the rear is a lawned garden with block paved patio, timber decked area, mature flower border and brick boundary wall.

# **LOCATION FLOOR PLAN** HOLGATE Pork Cold War Bunker Holgate Windmill (2) Ground Floor 694 sq.ft. (64.5 sq.m.) approx 1st Floor 416 sq.ft. (38.6 sq.m.) approx. 2nd Floor 242 sq.ft. (22.5 sq.m.) approx. Acomb Rd comb Rd Melton College West Bank Park Garage 20'0" x 11'0" 6.10m x 3.35m Dining Room 12'0" x 11'0" 3.65m x 3.35m Bedroom 12'0" x 11'2" 3.65m x 3.40m amilton Dr W Hamilton Dr Garden Room 107" x 9'4 3.22m x 2.85m Utility 11'1" x 11'1" 3.39m x 3.39m Coople Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** TOTAL FLOOR AREA: 1352 sq.ft. (125.6 sq.m.) approx. Whilst every alterny has been made to resure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any other lens 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. as to their operability or efficiency can be given. (92 plus) A 81 (69-80) D 61 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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