



6 Holgate Lodge Drive  
York, YO26 4UQ

Guide Price £575,000



A rare opportunity to purchase a 4 bedroom detached home on this quiet residential cul-de-sac in this sought after area convenient for York's historic city centre, railway station and excellent transport links. The property is also nearby highly regarded schools, Acomb Front Street and leafy West Bank Park.

The bright and versatile living accommodation comprises: inviting entrance hallway, 14' lounge with bay window, dining room, fitted kitchen, conservatory, 15' utility room, garden room/bedroom 4, three piece shower room, first floor landing; three bedrooms (two doubles and one generous single) and three piece house bathroom suite. The utility, garden room/bedroom 4, and downstairs shower room can be used as a standalone annex, with separate access from both the driveway and to the garden.

To the outside is a front paved driveway providing off-street parking for two cars and the potential for electric car charging. To the rear is a landscaped garden with sitting areas, lawn, timber storage shed, mature trees and fenced boundary.

An accompanied viewing of this very impressive property is strongly recommended.

### **Entrance Hall**

Entrance door, uPVC double glazed window to side, single panelled radiator, power points, timber floorboards

### **Lounge**

14'6 x 14'4 (4.42m x 4.37m)

uPVC double glazed bay window to front, ceiling rose, ceiling coving, fire surround, double panelled radiator, TV point, power points. Timber floorboards

### **Dining Room**

11'5 x 9'8" (3.48m x 2.95m)

uPVC double glazed patio doors to conservatory, ceiling rose, ceiling coving, two double panelled radiators, power points. Timber floorboards.

### **Conservatory**

10'5 x 10'5" (3.18m x 3.18m)

Double panelled radiator, power points, tiled floor.

### **Breakfast Kitchen**

14'9" x 10'11" (4.50m x 3.33m)

Fitted wall and base units, integrated oven and gas hob with extractor above, oak effect vinyl floor covering, door to utility room

### **Garden Room/Bedroom 4**

14'8" x 9'9" (4.47m x 2.97m)

Two Velux windows and further uPVC double glazed window to side, uPVC French doors on to garden, power points, oak effect vinyl floor.





### Utility room

17'2" x 6'9" (5.23m x 2.06m)

Two Velux windows, uPVC double glazed window to side, uPVC double glazed doors to driveway and garden, fitted wall and base units, wall mounted combination boiler, plumbing for washing machine and dishwasher, stainless steel sink and drainer unit, double panelled radiator, power points.

### Shower Room

Wet room style walk-in shower, wash hand basin, low level WC, uPVC double glazed windows to side and rear.

### First Floor Landing

uPVC double glazed window to side, airing cupboard, loft access via drop down ladder. Doors to:

### Bedroom 1

13'9" x 13' (4.19m x 3.96m)

uPVC double glazed bay window to front, 7 door fitted wardrobe and further 2 door fitted wardrobe, single panelled radiator, power points. Timber floorboards.

### Bedroom 2

11'11" x 11'7" (3.63m x 3.53m)

uPVC double glazed window to rear, single panelled radiator, built in storage cupboard, power points. Timber floorboards.

### Bedroom 3

8'8" x 7'7" (2.64m x 2.31m)

uPVC double glazed windows to front and side, single panelled radiator, power points. Timber floorboards.

### Bathroom

uPVC double glazed windows to rear and side, panelled bath with shower attachment, wash hand basin, low level WC, single panelled radiator.

### Outside

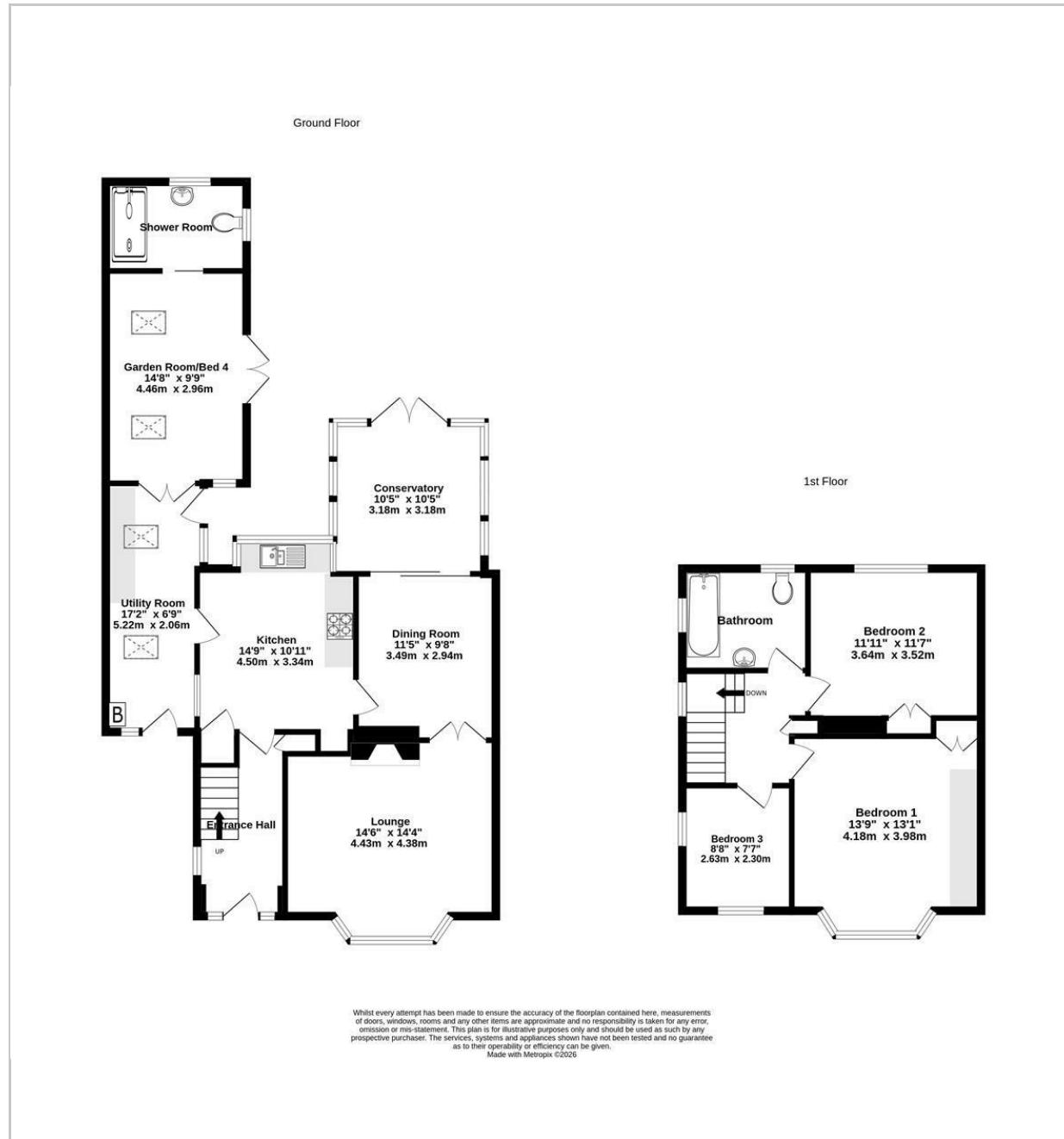
Fabulous lawned rear garden with timber fence surround and well established tree's and shrubs whilst to the front of the property is a block paved driveway giving off street parking.

### Agents Notes:

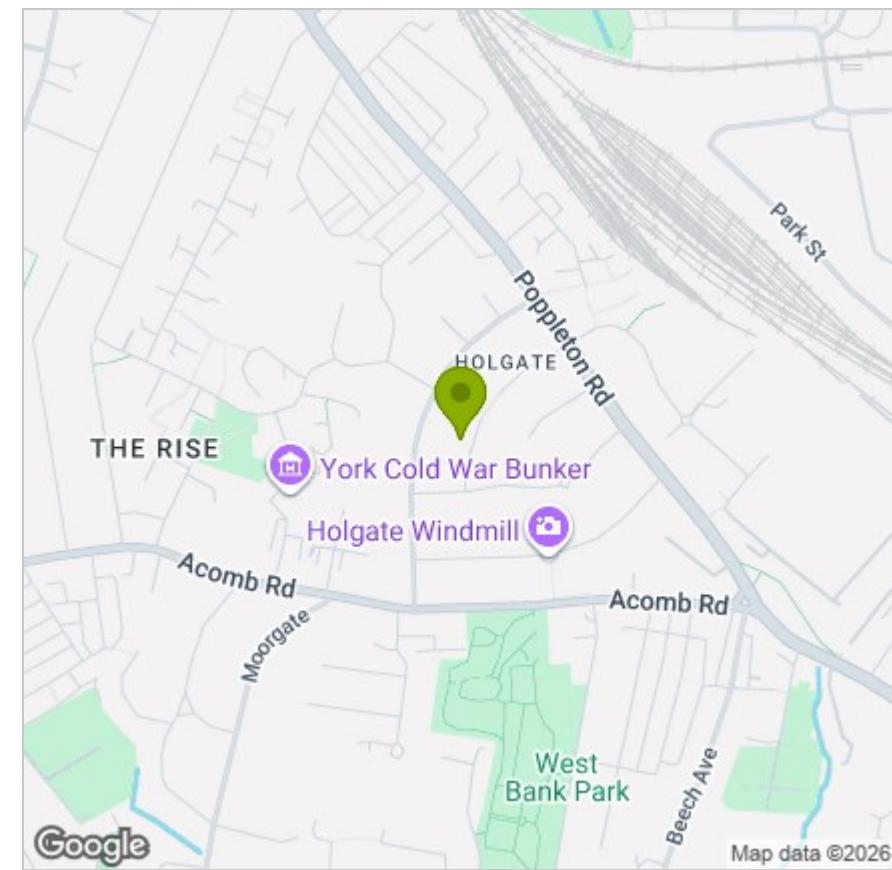
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## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	58
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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