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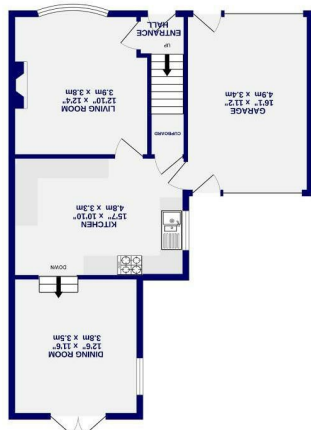
- EPC D
 - Driveway And Parking
 - Close To West Bank Park & Hob
 - Holgate Location
 - Two Bathrooms
 - Four Bedrooms
 - Extended Semi Detached House
- Freehold
Council Tax Band - B

Northcote Avenue Holgate, York YO24 4JD

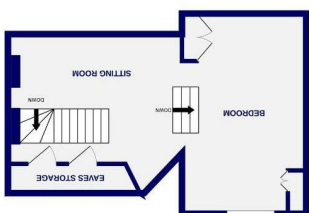
While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and areas are approximate. It should be noted that the dimensions are taken from the finished floor level and no responsibility is taken for any error or misstatement. The plans are for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation. Made with Metretek (2022)



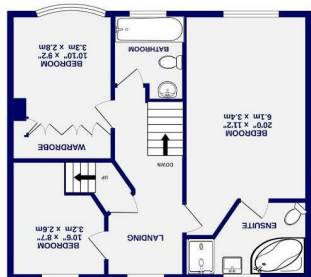
689 sq ft (64.0 sq m) approx.



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412 sq ft (38.3 sq m) approx.



633 sq ft (58.8 sq m) approx.



Northcote Avenue
Holgate, York
YO24 4JD

£450,000



A four bedroom extended semi detached house in the ever popular location of Holgate, a short walk from West Bank Park and Hob Moor nature reserve.

The property is situated in the popular and highly sought-after area of Holgate, convenient for York railway station, the City centre, and various commuter links. Likewise, the property is just a few minutes' walk from both West Bank Park and Hob Moor, and within the catchment area of highly regarded schools.

The property has been extended and modernised throughout, internally the accommodation comprises an entrance hallway leading through to the bay fronted living room and an extended open plan dining kitchen to the rear. To the first floor are three double bedrooms, one of which could be used as an office, with the master bedroom boasting an en suite shower room and a house bathroom. On the second floor is an extended loft converted bedroom spanning the whole house and offering an additional living space.

Externally to the front is a paved parking area and garage. To the rear is an enclosed lawned garden and an approximately five square meter rear workshop.

In summary, a beautiful family home in a popular location.

Council Tax Band B

