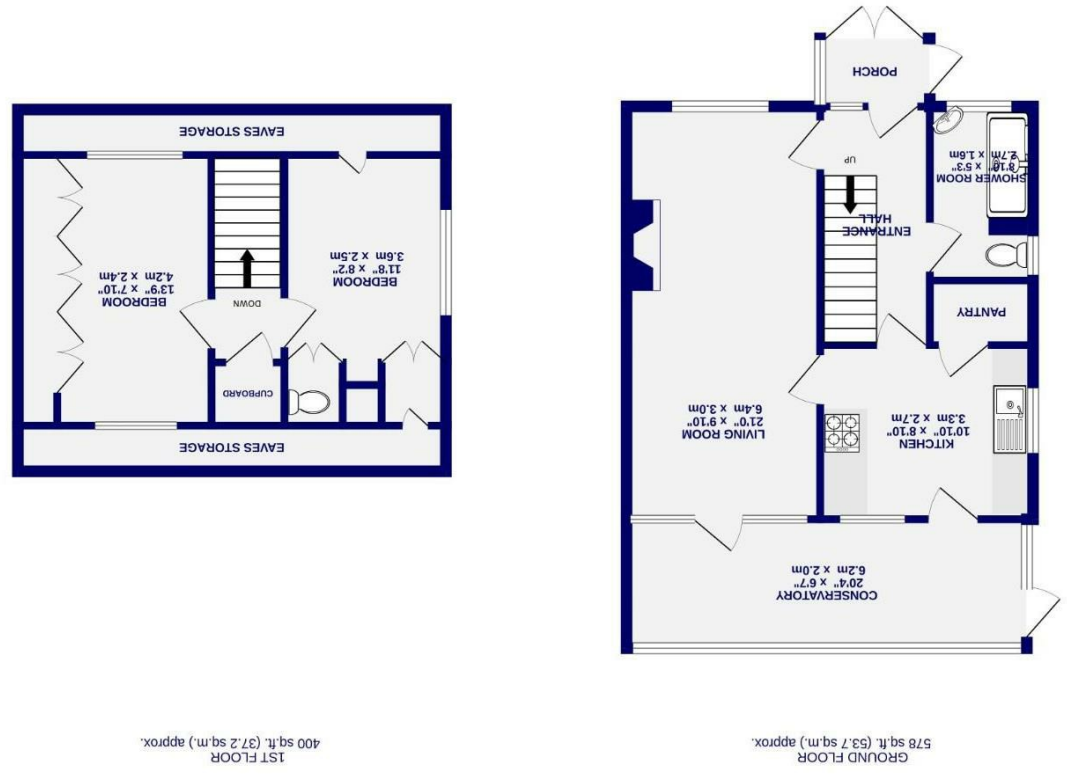


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- EPC - D
- No Onward Chain
- Driveway & Garage
- Convenient Location
- Potential To Extend (STPP)
- Generous Plot
- Two Bedrooms
- Semi Detached Home

Freehold
Council Tax Band - C

Parkside Close Holgate, York YO24 4ET



TOTAL FLOOR AREA: 978 sq.ft. (90.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other areas are approximate. It is advised that the purchaser should verify the accuracy of the floorplan, measurements of rooms and other areas and should be satisfied by any other conditions or requirements. The plan and the floorplan are not to be used for any other purpose. The plan and the floorplan are not to be used for any other purpose. The plan and the floorplan are not to be used for any other purpose. The plan and the floorplan are not to be used for any other purpose.



Parkside Close
Holgate, York
YO24 4ET

£265,000



Located to the West of York just off York Road, this property is convenient for access to the York city centre, train station, outer ring road and the varied local amenities that Acomb has to offer. Within close proximity of Acomb Primary School, and within catchment of a variety of secondary schools, this property could make a wonderful family home as the property sits on a generous plot that could be extended (subject to the relevant planning permissions). Offered with no onward chain, early viewing is highly recommended.

Internally the property comprises an entrance porch and hallway. To the right is the spacious living room which offers enough space for plenty of furniture. The large window to the front, accompanied with the French doors leading into the conservatory, means that is room is bright and airy throughout the day. Accessed via the living room and hallway, the kitchen offers an array of wall and base units, plenty of worktop space with space for freestanding appliances. The ground floor accommodation is completed by the pantry and shower room.

The first floor consists of two double bedrooms both with built in storage. Conveniently, the owners have installed an toilet into one of the bedrooms.

Outside the property enjoys a private rear garden which is generous in nature.. Boasting mainly lawn, the garden also enjoys tall hedge boundaries, patio areas and mature flower beds. As well as off street parking to the front and side, there is also a single garage making ideal storage space.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band- C

