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# Mildred Grove, Holgate, York, YO24 4DY

Freehold  
Council Tax Band - B

- End Terrace House
- Fully Renovated and Modernised
- Extended Kitchen Dining Room & Loft Room
- Large Rear Plot Ideal For Small Holding
- Driveway Parking
- Three Bathrooms and a Utility
- EPC D



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other items are approximate. It is advised that the purchaser will find it useful to obtain a professional floor area and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation. Made with Metropix ©2024



Mildred Grove  
Holgate, York  
YO24 4DY

£450,000



An extended three bedroom house, fully modernised with new electrics and heating system on a large corner plot of a former orchard.

Located in the popular residential area of Holgate and within walking distance of York city centre and York railway station is this beautifully presented three bedroom end town house. Fully modernised, this property offers plenty of living accommodation throughout, as well as a landscaped garden and driveway parking.

Internally the property offers an extended entrance hall which leads into the front lounge with a fireplace and a bay window. The side extension from the hallway links the front door with the extended kitchen dining space, as well as creating a ground floor shower room and utility room. The clever and tasteful design of the open plan kitchen-diner draws light into the room through dual aspect windows, a vaulted ceiling and bifold doors, opening onto the patio. The newly fitted kitchen boasts high-spec treble Siemens ovens, a central island and a focal point built in extractor, providing a luxurious finish.

On the first floor are two double bedrooms. The rear main bedroom benefits from a brand new ensuite three piece shower room. There is also a newly fitted family bathroom to the front of the first floor. On the second floor is a third double bedroom with ample eaves storage.

Externally, the property benefits from off street driveway parking, a landscaped rear patio for alfresco dining and entertaining, and a huge rear garden. This former orchard is a unique space which would be ideal for the most avid gardener or potential footballer. It is ready to become a treasured space for all to enjoy.

Sure to be popular among a variety of buyers, viewing is highly recommended.

Council Tax Band B

Agents Notes: Please note that this property is being sold on behalf of family member of an employee of Ashtons Estate Agents.

