

property on behalf of the vendor.

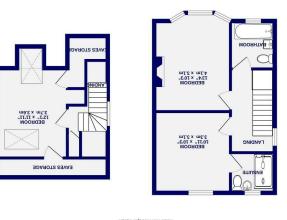
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- EbC D
- Three Bathrooms and a Utility
  - Driveway Parking
    - **pnibloH**
- Large Rear Plot Ideal For Small
  - Воот
- Extended Kitchen Dining Room & Loff
  - Fully Renovated and Modernised
    - End Terrace House

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Mildred Grove Holgate, York YO24 4DY









## Mildred Grove Holgate, York YO24 4DY

£450,000



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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.



















