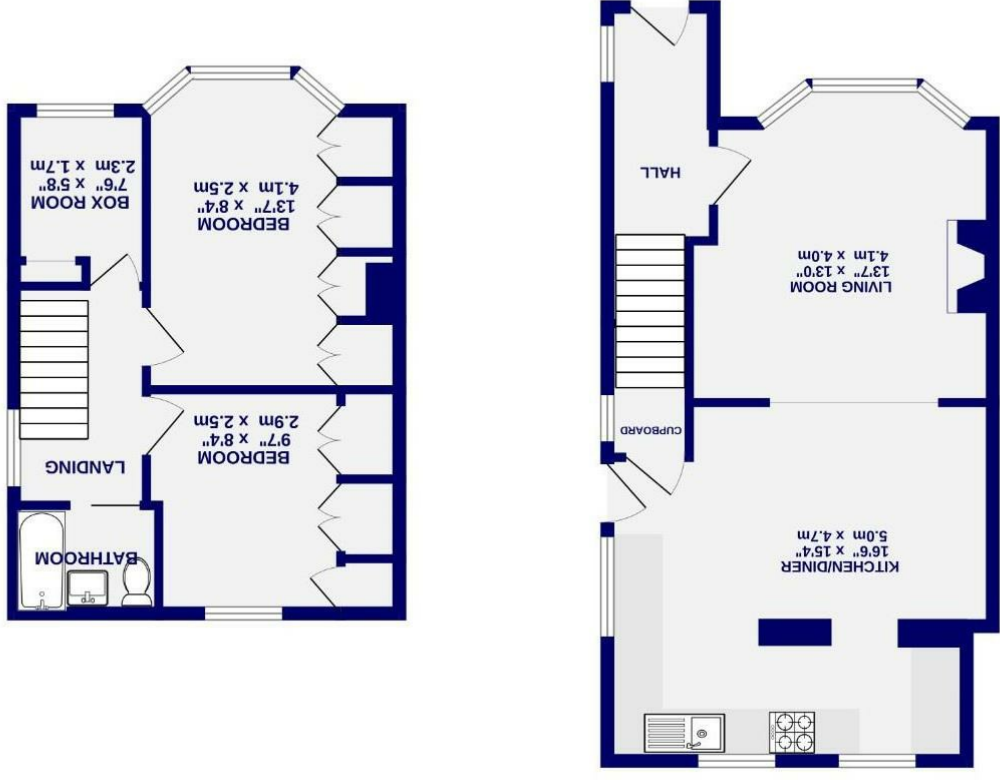


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that the purchaser will verify the floor area and no responsibility is taken for any error, omission or misstatement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agents and appliances shown have not been tested and no guarantee as to their operation. Made with Keyplan 6.0.2024



Hamilton Drive East Holgate, York YO24 4EE

Freehold
Council Tax Band - B

- End Terrace House
- Substantial Side Plot
- Three Bedrooms
- Driveway Parking
- Front & Rear Gardens
- Excellent Local Amenities & Schooling
- EPC D



Hamilton Drive East
Holgate, York
YO24 4EE

£340,000



A three bedroom end terrace house with driveway and a substantial plot.

Nestled in the sought-after area just off Hamilton Drive East in Holgate, this impeccably presented end terraced house offers an excellent opportunity for first-time buyers.

This property features a welcoming entrance hallway, a spacious living room, and a kitchen/diner complete with storage space. Upstairs, there are two generously proportioned double bedrooms and an office come third bedroom, providing comfortable living accommodation.

Externally, the property boasts a private south facing rear garden, ideal for outdoor relaxation and entertaining. Additionally, there is potential for a side extension, subject to obtaining the necessary planning permissions, offering scope for further enhancement. Off-street parking further enhances the convenience and appeal of this property.

With its prime location and ample potential, this residence is a perfect choice for first-time buyers seeking a comfortable and adaptable home.

Viewing is highly recommended to fully appreciate all that this property has to offer.

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.

