



Manthorpe Walk Holgate, York YO26 4UB

- Freehold
- Council Tax Band - C
- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Sought After Position
- Driveway Parking
- Potential For Extension (STPP)
- No Onward Chain
- EPC - C



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is advised that the purchaser visit the property to view the overall floor area and not rely solely on the floor plan for any other purpose. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

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.

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Offers Over £325,000

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Located in the sought after residential area of Holgate, which is within walking distance of York city centre, train station and the amenities Acomb's Front Street has to offer, is this wonderful three bedroom semi detached house is offered with no onward chain. A much loved family home for many years, this property offers great potential for further extension and renovation (subject to the relevant planning permissions) due to the size of the plot.

Internally the property briefly comprises; an entrance hall, two reception rooms and a spacious kitchen with fitted units. The first floor offers three well proportioned bedrooms and a family bathroom. Unusually this property also features a cellar for additional storage.

Outside is paved driveway parking for two vehicles, a landscaped patio directly outside the rear of the property with steps down to the lawn.

Offered with no onward chain, this property should not be missed.

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