

atstements 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 steas, 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 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

- EbC D
- Prime Central Location
- Large Corner Gardens
  - Off Street Parking
    - Dining/Kitchen
- Sitting Room & Open Plan
  - Three Bedrooms

əsnoH

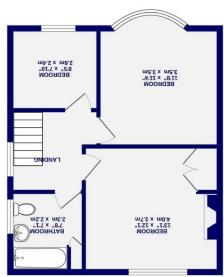
- Large Traditional Semi detached
  - O bned xeT lionuoO Freehold

YOS4 4BA

--- 4404---Holgate Bridge









## Holgate Bridge Gardens , York YO24 4BA

£425,000



3



Situated in this sought after and exclusive cul de sac location, we are pleased to offer this large traditional semi detached family home.

Within easy walking distance of both the city centre and railway station, with the benefit of mature gardens and off street parking. The property is presented in excellent decorative order throughout and has been excellently maintained and improved over the years by the present owner.

Opening up the kitchen and dining room provides open plan living, yet still retains a traditional feel, The property offers a separate living room, understairs storage and a pantry. To the first floor are two double bedrooms, a third single room and a family bathroom.

Holgate Bridge Gardens is a little known street, as properties here seldom become available on the open market and offer super family houses so close to the city centre.

Council Tax Band- C



















