



Caroline Close
Holgate, York
YO24 4EQ

£525,000



Ideally placed for those who are looking for a family home close to central York, this property is not to be missed. Situated on a wonderful plot with gardens across three aspects, and views over a mature wild area, properties of such position rarely come to market. Caroline Close is located with Holgate, which is just a short distance from York city centre and train station, whilst being within touching distance of the varied amenities Acomb Front Street has to offer. Benefitting from a range of schools nearby, as well as plenty of green open spaces, such as Hob Moor and West Bank Park, this property makes an ideal family home.

Much loved for many years, this property comprises an entrance hall which leads into the open plan kitchen diner to the left. Comprising a range of shaker style wall and base units, this kitchen offers plenty of storage and worktop space, together with a range cooker and understairs pantry. A conservatory has been added over the years, which has created an extra reception space off this room. French doors from the hall is the living room, which benefits from windows across multiple aspects allowing light to flood through and French doors leading to the front patio. The ground floor accommodation is completed by the WC.

Upstairs are four well proportioned bedrooms, with the master bedroom, set to the rear of the property, overlooking the wonderful mature nature areas set beyond the property. Conveniently there is an ensuite off the master bedroom, in addition to the family bathroom on the landing.

Offering exceptional outdoor space, this property benefits from gardens across three aspects. Landscaped into zones, there is a patio area set to the front of the property. To the left hand side of the property is a lawned area, where the current owners have erected an insulated studio, with power, ideal for anyone who works from home.

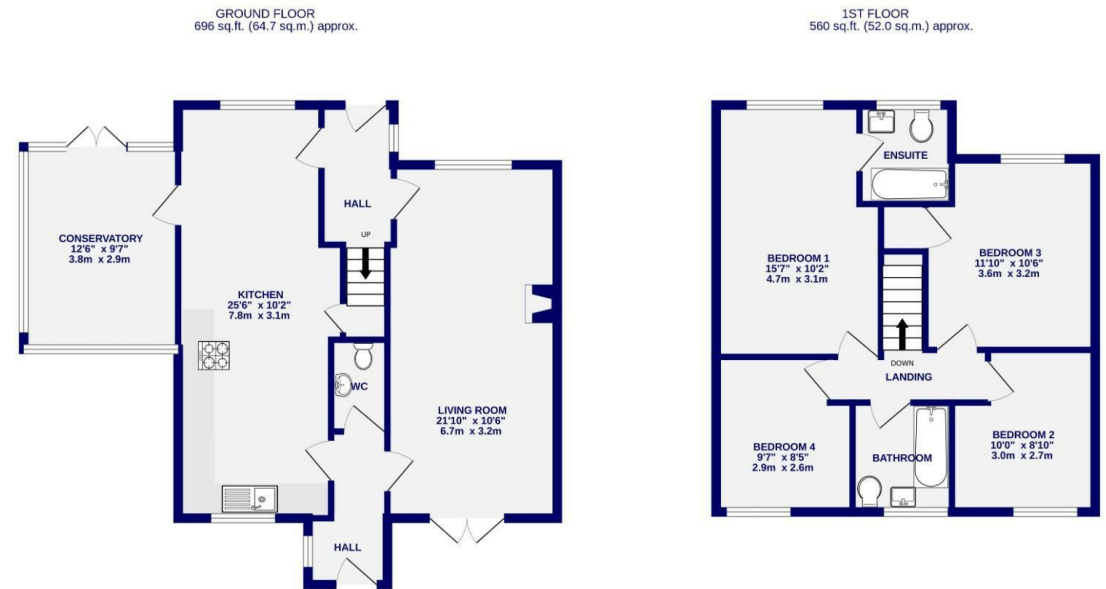




Caroline Close Holgate, York YO24 4EQ

Freehold
Council Tax Band - E

- Detached Family Home
- Gardens Across Three Aspects
- Overlooking Pretty Nature Area
- Garage, Studio & Summerhouse
- Driveway Parking
- Four Bedrooms
- Perfect Family Home
- EPC - C



TOTAL FLOOR AREA: 1256 sq.ft. (116.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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