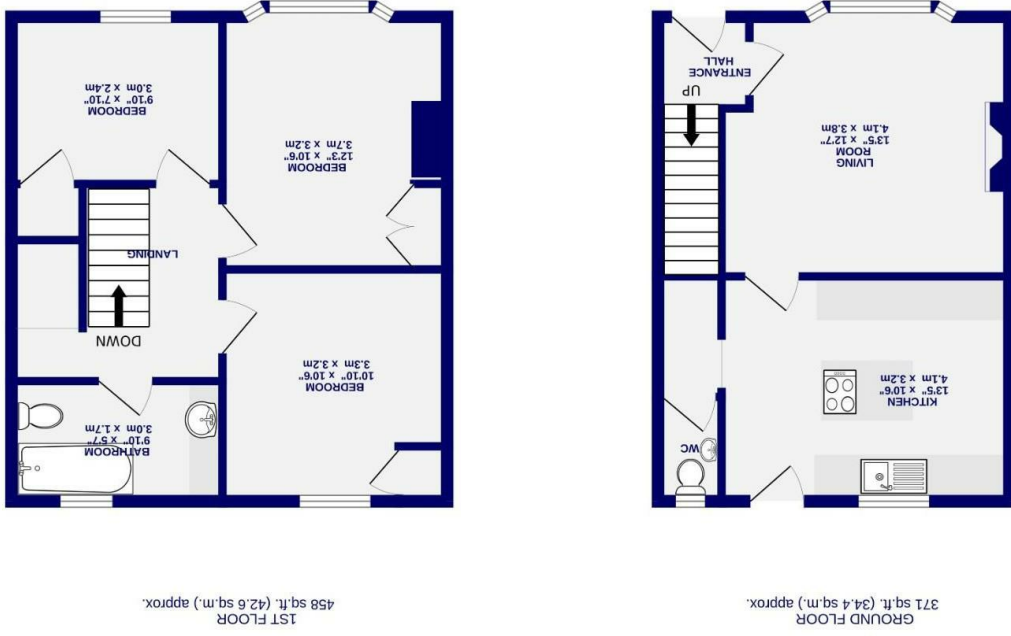


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- EPC - C
- Nature Reserve
- Rear Access Onto Hob Moor
- Brick Paved Driveway
- South West Facing Rear Garden
- Oak Flooring
- Three Bedrooms
- Mid Terrace House
- Freehold
- Council Tax Band - B

Holly Bank Grove, York, YO24 4EA



GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.

TOTAL FLOOR AREA: 829 sq.ft. (77.0 sq.m.) approx.
What every seller must make to ensure the accuracy of the figures, measurements of rooms and any other areas are accurate. It is not the responsibility of the vendor to ensure that the measurements are accurate. The seller is the sole source of information for the purchaser and should be used as such. 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.



Holly Bank Grove
Holgate, York
YO24 4EA

£290,000



A charming period mid-terrace house with off-street parking and rear access directly onto Hob Moor Nature Reserve.

Situated on Holl Bank Grove, a peaceful cul-de-sac in the heart of Holgate, this property enjoys a fantastic residential community. Holgate offers a variety of local amenities, including Hob Moor Nature Reserve, West Bank Park, and the York Knavesmire, all within walking distance. The area is also renowned for excellent schooling and is conveniently located near Our Lady Queen of Martyrs Catholic Primary School.

The accommodation briefly comprises an entrance hallway leading to a front lounge featuring oak flooring and a characterful fireplace. To the rear, a stylish country kitchen boasts solid wood worktops, a central island, and a range of appliances, with the added benefit of a pantry cupboard and a ground-floor cloakroom W.C.

Upstairs, there are three well-proportioned bedrooms and a modern three-piece family bathroom with a shower over the bath.

Externally, the property offers a brick-paved driveway for off-street parking. A side alley provides access to the south-west facing garden, which features a patio area and gated access directly onto Hob Moor Nature Reserve, perfect for nature lovers.

Council Tax Band - B

