

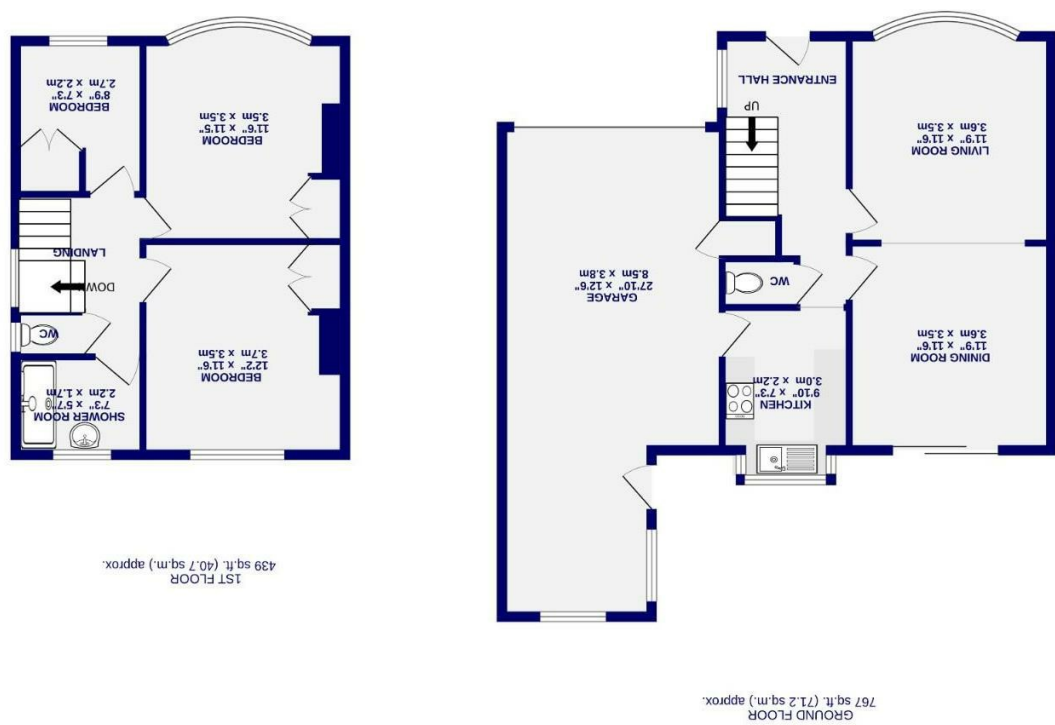
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Barbara Grove Holgate, York YO24 4DP

Freehold
Council Tax Band - C

- Semi Detached House
- Sought After Location
- A Short Walk To The Mount School
- In Need Of Renovation
- Driveway & Extended Double garage
- Period Features
- EPC - C

TOTAL FLOOR AREA: 1205 sq ft (112.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures, measurements of rooms and other areas are approximate. It is advised that the purchaser should obtain their own measurements and verify them and not rely on the figures given in these particulars. The plan is for information only and should not be used as a basis for any purchase or lease. The services, systems, fixtures and fittings shown have not been tested and no guarantee is given as to their operability. Made with Metrepro.co.uk



Barbara Grove
Holgate, York
YO24 4DP

£290,000



This three bedroom semi detached house, located at the end of a quiet cul-de-sac in a highly sought-after area, presents an excellent renovation opportunity.

Situated on Barbara Grove, just off Holgate Road, the property benefits from a peaceful setting while still being close to local amenities. Holgate is known for its strong community feel and its proximity to popular spots such as West Bank Park, Hob Moor, and York Knavesmire. It also offers convenient access to York Railway Station, York city centre, and is just a short walk from The Mount School.

While the house requires modernisation, it retains many charming period features. The front entrance hallway provides a bright and practical space, leading to a dual-aspect living and dining area. The lounge boasts a large bay window, while the dining room features sliding doors opening onto the rear garden. The kitchen, though in need of updating, overlooks the garden and offers potential for expansion into the double garage or dining room, subject to necessary building regulations. A ground-floor W.C. completes the layout.

Upstairs, there are three bedrooms, two doubles and one single along with a family bathroom and a separate W.C.

Externally, the property features a front garden with a driveway leading to an extended double garage. The south-facing rear garden, which overlooks the trainline, includes a spacious lawn and patio area, offering plenty of potential for outdoor enjoyment.

This property offers fantastic scope for renovation in a prime location.

Council Tax Band - C

