

property on behalf of the vendor.

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TOTAL FLOOR AREA: 867 sq. ft. (80.5 sq.m.) approx.

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



- Lindley Street
Holgate, York
YO24 4JG



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Offers Over £350,000

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A charming three-bedroom mid-terrace house in a highly desirable location, just a short walk from York city centre.

Situated in the popular residential area of Holgate, this beautifully presented home offers the perfect balance of city living and access to local amenities, with York train station and Acomb's conveniences both within easy reach.

The property opens into a welcoming Victorian tiled entrance hallway, leading to two spacious reception rooms. At the front of the house, the living room features a log burning stove and a large bay window that fills the space with natural light. To the rear, the dining room overlooks the well-maintained courtyard garden. The kitchen boasts a range of wall and base units, providing ample storage and worktop space, along with integrated appliances for added convenience.

Upstairs, the first floor comprises three generously sized bedrooms and a modern three-piece family bathroom.

Externally, the property has a well-kept rear garden which benefits in summer from an array of colourful foliage, including wisteria, rambling roses and Jasmine. The rear garden has external storage, while a small forecourt enhances the front of the house. On-street parking is available on Lindley Street and nearby.

Council Tax Band: B

