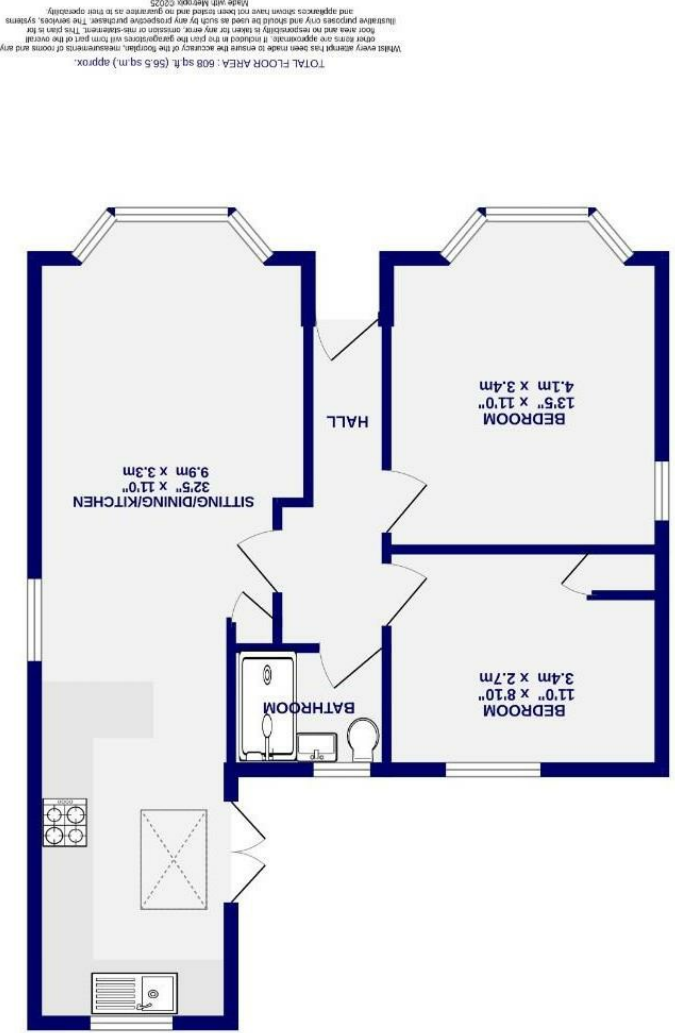




# Howe Hill Close Holgate, York YO26 4SN

Freehold  
Council Tax Band - C

- Detached Bungalow
- Two Bedrooms
- Open Plan Kitchen Diner
- Updated Throughout
- West Facing Private Garden
- Garage & Driveway
- Popular Residential Area
- Fibre Broadband
- EPC D
- Elevated position in a Cul De Sac



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Howe Hill Close

Holgate, York

YO26 4SN

Offers Over £325,000

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Located in the popular residential area of Holgate, to the west of York city centre, this beautifully presented detached bungalow has been extended and updated over the years. It could make a wonderful first home, family residence, or downsize, while also offering ample opportunity for further development through extension (subject to the relevant planning permissions). Conveniently positioned, the property is within close proximity to the varied amenities of Acomb Front Street and is ideally placed for access to the city centre and train station.

Internally, the property features an entrance hall leading into the open-plan living space on the right. With windows across three aspects and skylights, this area is bathed in natural light throughout the day. The living space, positioned at the front, benefits from a large bay window, which has been enhanced with a built-in seating bench offering additional seating and storage. To the rear, the extended kitchen-diner features an array of wall and base units, providing ample storage and worktop space.

Across the hall, there are two double bedrooms and a modern three-piece shower room with underfloor heating. Additionally, the property benefits from a boarded loft space with two large Velux windows, ideal for storage or workspace.

Set on a charming plot, the property offers driveway parking for three cars, leading to a carport and garage. The landscaped garden is primarily laid to lawn with flower bed areas and benefits from a high degree of privacy due to its west-facing position.

In summary, this is a lovely detached home, beautifully presented throughout. Early viewing is highly recommended.

Council Tax Band- C

