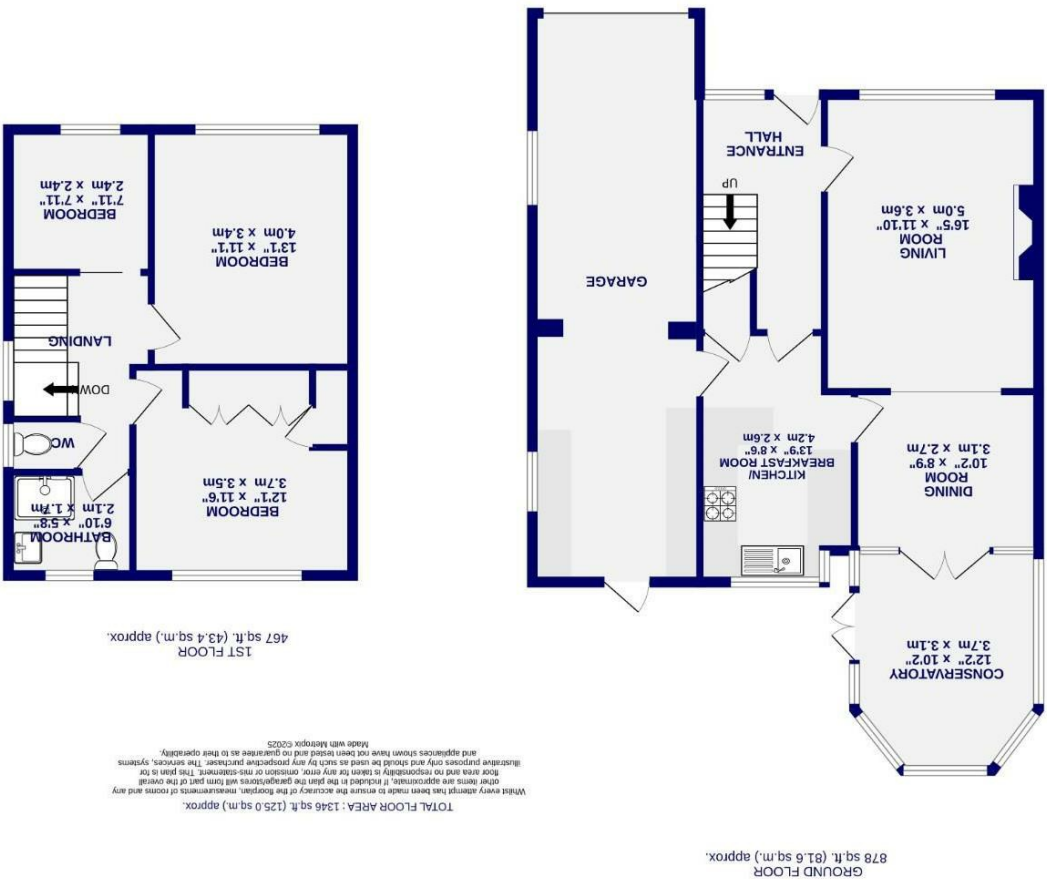




# Hamilton Drive Holgate, York YO24 4JP

Freehold  
Council Tax Band - D

- Detached Family Home
- Three Bedrooms
- First Floor Bathroom
- South Facing Garden
- Driveway & Garage
- Popular Residential Area
- Ideal Family Home
- EPC TBA



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Hamilton Drive  
Holgate, York  
YO24 4JP

£475,000

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A substantial detached home situated in the popular residential area of Holgate. Ideally placed for a range of local amenities, including the varied shops Acomb has to offer, it is also within walking distance of York city centre and the train station. This home is expected to appeal to a wide range of buyers. A much-loved family home for many years, it has been thoughtfully updated by the current owners and is ready to move into.

Internally, the property features an entrance hall leading to the reception rooms on the left. Opened up to create a spacious feel and benefitting from windows at both the front and rear, this area is filled with natural light throughout the day. Set to the rear is a bright and airy conservatory that overlooks the beautifully presented garden. Next door is the bright and airy kitchen, which offers a range of wall and base units with an upgraded splashback, providing ample storage and worktop space. Well-designed for efficiency, the kitchen also accommodates a range of freestanding appliances.

On the first floor, there are three well-proportioned bedrooms, with built-in storage in the two larger rooms. The third bedroom is a generous size and could serve as a bedroom, home office, or nursery. Completing the internal accommodation is an upgraded three-piece shower room, along with an additional separate W.C.

Externally, this property sits on a wonderful plot with a beautifully landscaped rear garden. Featuring a combination of patio and artificial grass, the space is low maintenance and, due to the property's orientation, enjoys natural light throughout the day. To the front, there is driveway parking ahead of a single garage, which benefits from power.

Sure to attract strong interest, early viewing is highly recommended.

Council Tax Band- D

