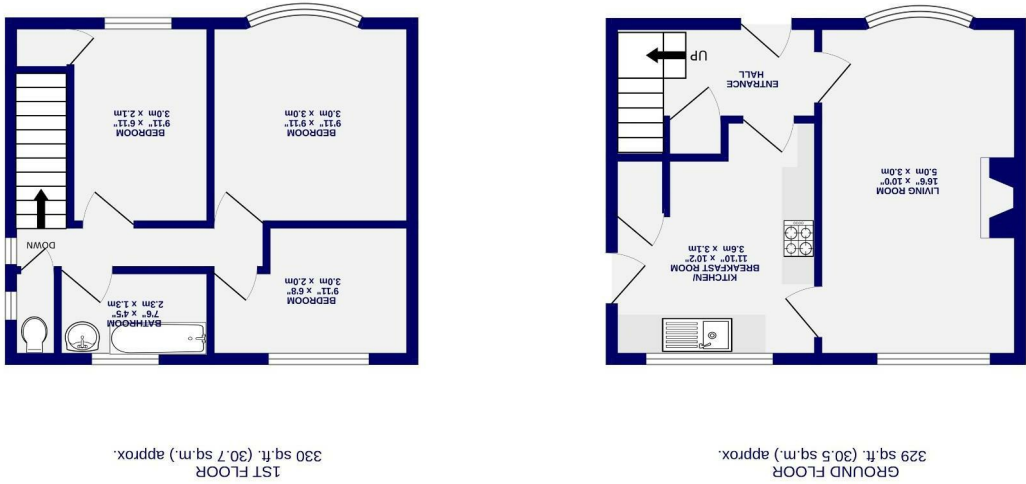


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 TBC
- Sought After Location
- In Need Of modernisation
- No Onward Chain
- Garage & Driveway
- Three Bedrooms
- Semi Detached House

Freehold  
Council Tax Band - C

Dilys Grove  
Holgate, York  
YO26 4SP



While every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other areas are approximate. It is intended to assist the purchaser in their own assessment of the property and no responsibility is taken for any error, omission or mis-statement. This data is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. Measurements are given in feet and inches and rounded up to the nearest whole number.





Dilys Grove  
Holgate, York  
YO26 4SP

£300,000

 3  1

A three-bedroom semi-detached house positioned at the end of a popular cul-de-sac in Holgate, an area known for its excellent access to York Railway Station and Acomb's range of amenities.

Offered with no onward chain, the property would benefit from a program of modernisation, presenting an exciting opportunity for buyers to add value.

The accommodation briefly comprises a spacious entrance hallway with storage, leading to an open-plan lounge and dining room featuring a front bay window and a rear window overlooking the garden. The kitchen/breakfast room offers storage units but would benefit from updating.

To the first floor are three well-proportioned bedrooms, a family bathroom, and a separate W.C.

Externally, the property features a front garden, driveway, and garage, while the rear garden offers excellent potential and backs onto Severus Hill—an area of environmental, natural, and historical significance.

Council Tax Band- C

