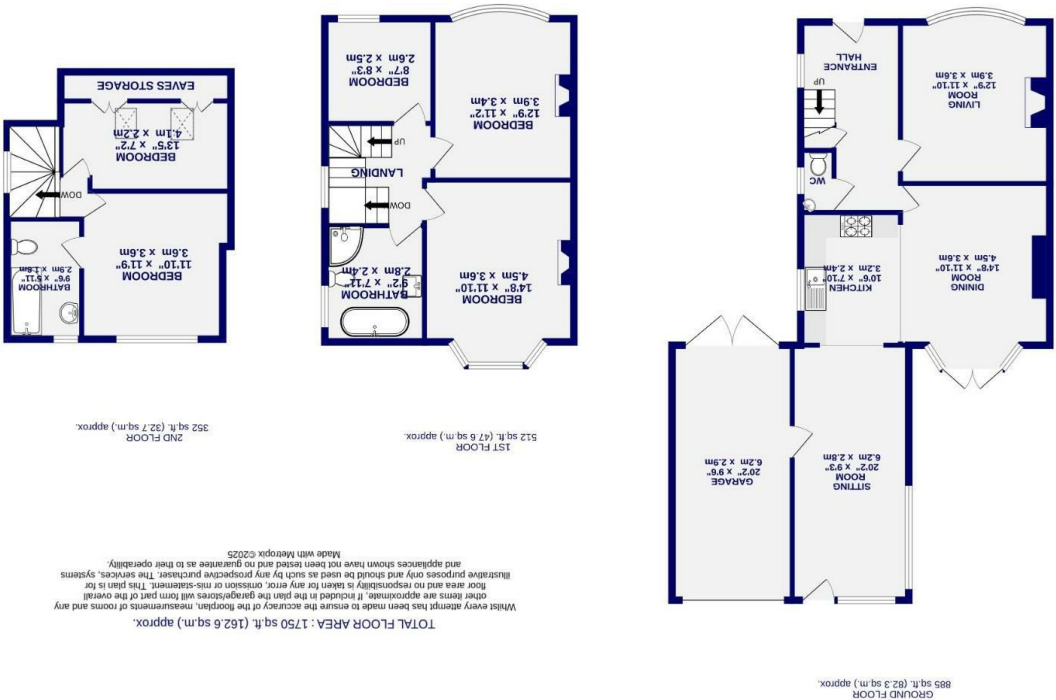


Grantham Drive  
Holgate, York  
YO26 4TZ

Freehold  
Council Tax Band - C

- Extended Semi Detached House
- Five Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Period Features
- Large Gardens & Garage
- EPC D



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Grantham Drive  
Holgate, York  
YO26 4TZ

£650,000

 5  2

A substantial and beautifully extended semi-detached family home, set on a stunning tiered plot that has been lovingly landscaped to create a charming country-style retreat—all within walking distance of York City Centre and York Railway Station.

Having undergone an extensive programme of modernisation, refurbishment, and extension, the property seamlessly blends original character with contemporary living. The ground floor has been enhanced by a spacious family room overlooking the rear garden, with the potential for further extension into the garage (subject to necessary permissions).

The accommodation briefly comprises a welcoming entrance hallway, meticulously restored to showcase its period features, leading to a front lounge with a bay window and a feature gas stove. To the rear, a bright and airy dining room opens onto the garden through French doors set within a bay window. The stylish blue shaker-style kitchen offers a range of integrated appliances and flows into a unique garden room with a vaulted ceiling—creating a truly special living space. The ground floor also provides access to the garage and a cloakroom WC.

To the first floor are three well-proportioned bedrooms and a luxurious four-piece family bathroom featuring a freestanding bath and walk-in shower. The second floor boasts two further bedrooms, including a stunning principal bedroom with an en-suite bathroom and garden views, while the front bedroom, currently used as a home office, enjoys eaves storage and breathtaking views of Holgate Windmill and York Minster.

Externally, the property offers a front garden, driveway, and garage. The exceptional tiered rear garden features multiple patio areas, providing a serene outdoor escape. \*Please note: The hot tub is not included in the sale.\*

A rare opportunity to acquire a spacious and stylish home in a prime location—early viewing is highly recommended.

Council Tax Band- C

