



Lindley Street  
Holgate, York  
YO24 4JF

£400,000



Located in the sought-after residential area of Holgate, just west of York city centre, this immaculately presented period townhouse combines classic charm with modern convenience. Brimming with original features—including mosaic tile flooring, and elegant ceiling roses—this beautiful home is ready to move into and is sure to appeal to a wide range of buyers.

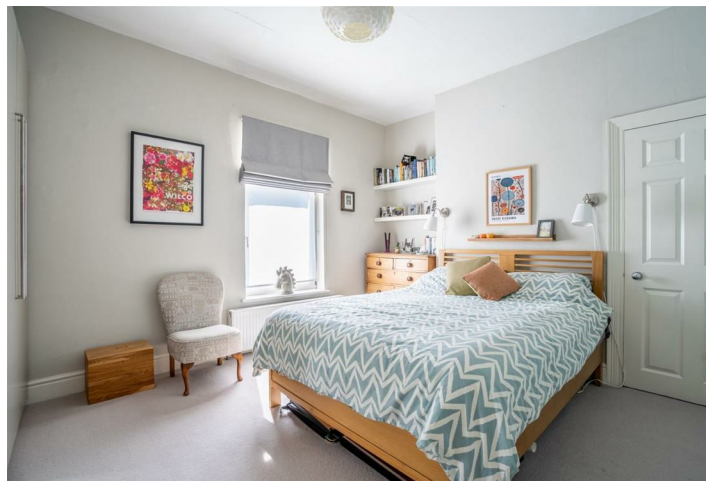
Lindley Street is ideally positioned within walking distance of York city centre and the train station, while also benefiting from the excellent local amenities available in nearby Acomb.

Internally, the property opens with a welcoming entrance hall that leads into a spacious front living room, where a large bay window allows natural light to flood the space, highlighting period details such as the attractive fireplace. To the rear, a second reception room features French doors that open onto a well-maintained courtyard garden, creating an ideal space for relaxing or entertaining. This room also offers access to a generously sized kitchen, fitted with a range of wall and base units and space for freestanding appliances.

As part of the thoughtful updates by the current owner, the property also benefits from a versatile utility room to the rear – perfect for use as a laundry area, home office, or potential ground-floor WC.

Upstairs, the first floor hosts two well-proportioned bedrooms, including a spacious master bedroom to the front. A recently updated four-piece family bathroom adds further appeal, featuring a freestanding bath, separate shower with a stylish enclosure, beautiful tiling, and elegant fixtures throughout.

Completing the internal accommodation is a third bedroom located on the second floor, enhanced by generous eaves storage and multiple Velux windows that offer views toward the historic Holgate Windmill.

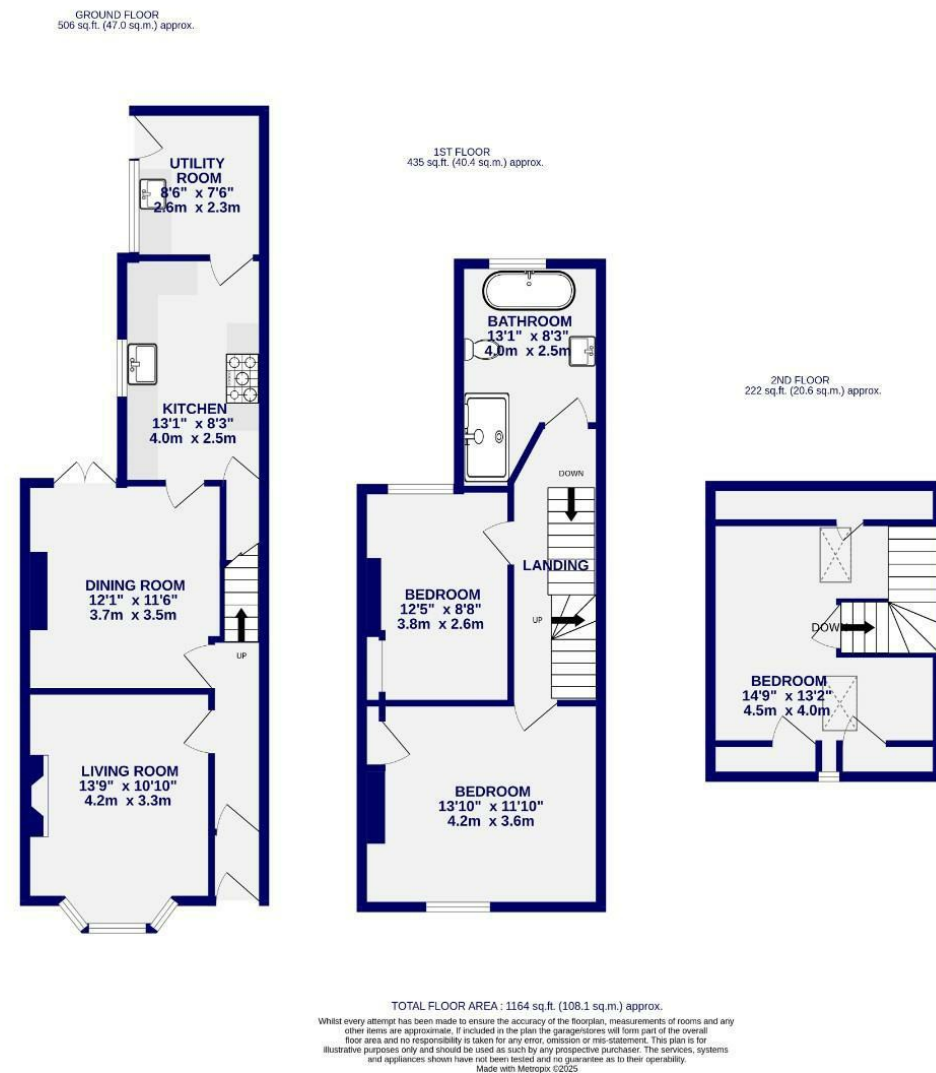




# Lindley Street Holgate, York YO24 4JF

Freehold  
Council Tax Band - B

- Period Townhouse
- Three Bedrooms
- Four Piece Bathroom
- Enclosed West Facing Courtyard
- Popular Residential Setting
- Well Presented Throughout
- Expected To Be Popular
- EPC D



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.