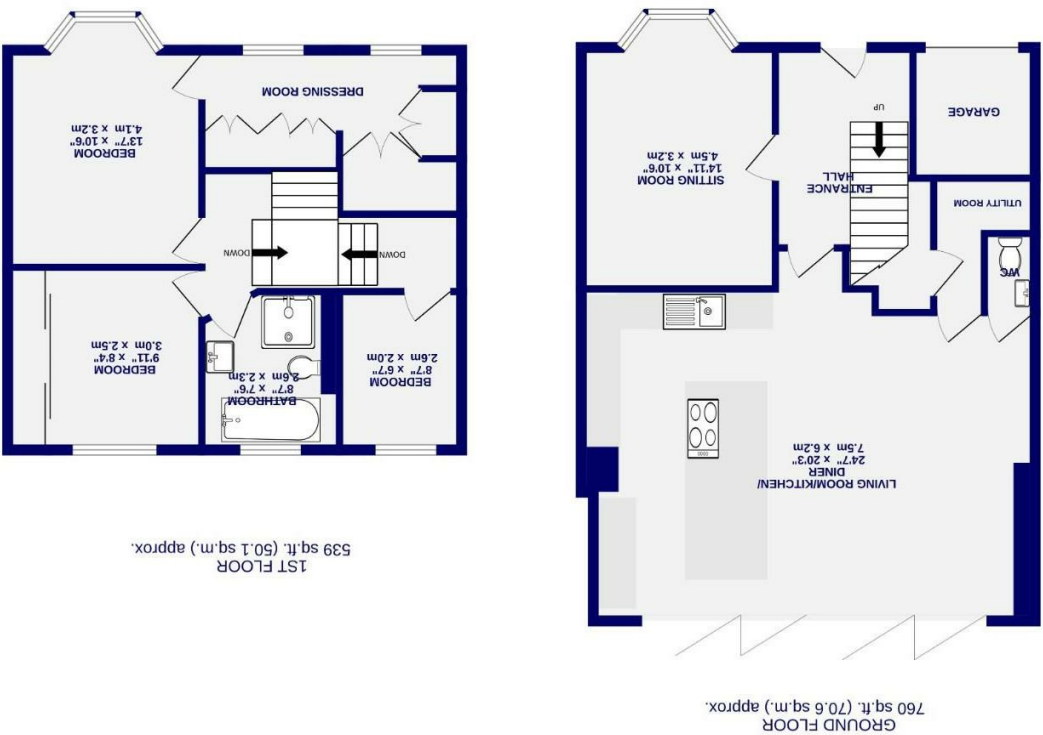


Queenswood Grove Holgate, York YO24 4PN

Freehold
Council Tax Band - C

- Stunning Family Home
- Three Bedrooms With Potential To Make Four
- Extended Open Plan Kitchen Diner
- High Quality Appliances Throughout
- South Facing Rear Garden
- Purpose Built Garden Room
- Garage & Driveway
- 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.

Queenswood Grove
Holgate, York
YO24 4PN

£500,000

3 1

Located in the popular area of Holgate, to the south of York, is this substantially extended semi detached home. Renovated to an exceptional standard throughout, this impressive property offers three well proportioned bedrooms, the potential for a fourth, and a stunning open plan living space on the ground floor, making it an ideal family home. Holgate is within close proximity to York city centre and the train station, and also benefits from a wide range of local amenities and highly regarded schools.

Internally, the home begins with a wide and welcoming entrance hall leading to a charming sitting room positioned to the right. Generous in size, this room features a beautiful bay window that allows natural light to pour in. The true heart of the home is the breathtaking open plan kitchen, living and dining area, which boasts expansive bi folding doors that open out onto the landscaped rear garden.

Finished to the highest standards, the kitchen includes a contemporary range of wall and base units, complemented by quartz worktops and a striking reflective splashback. Integrated Neff appliances include an induction hob with discreet extractor, two ovens, fridge, freezer, dishwasher, and a wine cooler. Gas fed, underfloor heating runs throughout this space, and abundant natural light is provided by the bi folding doors and a substantial skylight. A WC, utility room, and a deep under stairs storage cupboard complete the ground floor accommodation.

On the first floor are three well proportioned bedrooms, with the master situated at the front of the property. This bright and spacious room benefits from a large bay window and private access to a bespoke designed and fitted dressing room. The second double bedroom also features built in storage, and the internal accommodation is completed by a beautifully upgraded four piece family bathroom.

