

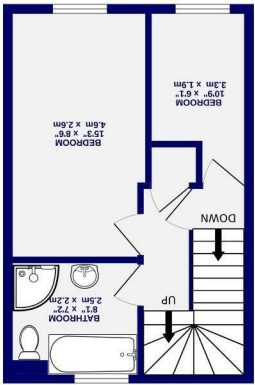


Holly Bank Close Holgate, York YO24 4AD

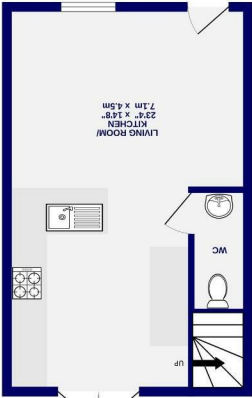
Freehold
Council Tax Band - C

- Modern Townhouse
- Three Bedrooms
- Two Bathrooms & W.C
- Allocated Parking
- Courtyard Style Garden
- Popular Residential Area
- Ideal Family Home
- EPC C

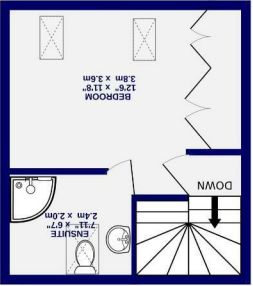
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised to take the measurements of the rooms and any other areas as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation.



1ST FLOOR
327 sq. ft. (30.3 sq.m.) approx.



GROUND FLOOR
342 sq. ft. (31.8 sq.m.) approx.



2ND FLOOR
244 sq. ft. (22.7 sq.m.) approx.

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.

Holly Bank Close
Holgate, York
YO24 4AD

£325,000

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Situated in the highly sought after residential area of Holgate, just west of York city centre, is this modern and beautifully presented three bedroom townhouse. Tucked away in a quiet cul-de-sac, the property enjoys a peaceful setting while remaining within walking distance of York city centre and the railway station, making it ideal for commuters and city lovers alike.

The property offers stylish open-plan living on the ground floor. The entrance hall leads into a bright and spacious living/dining kitchen area, fitted with a range of classic Shaker-style wall and base units and a selection of integrated appliances and oak flooring. A convenient cloakroom/WC completes the ground floor accommodation.

To the first floor are two well-proportioned bedrooms and a generous four-piece family bathroom featuring both a bath and separate shower. The master suite occupies the second floor and boasts a range of built-in storage, two Velux windows that fill the space with natural light, and a contemporary three-piece en-suite shower room.

Externally, the property benefits from allocated parking and a private, low-maintenance courtyard-style garden. The garden also features discreet bin storage and a useful shed.

This property is an excellent choice for professionals, families, or investors looking for a turn-key home in a superb location. Early viewing is strongly recommended

Managed Freehold- Annual service charge of £244.18

Council Tax Band- C

