



Lindsey Avenue Holgate, York YO26 4RR

Freehold
Council Tax Band - B

- End Terrace Home
- Three Bedrooms
- Kitchen Diner
- Cosy Log Burner
- Separate Utility Room
- Off Road Parking
- Great First Time Buy
- Versatile Log Cabin Style Garden Room
- Landscaped Low Maintenance Rear Garden
- EPC D



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£245,000

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Ashtons are delighted to offer for sale this well-presented and much loved three bedroom end terrace home, situated in a popular residential area of York. Having been in the same ownership for over 30 years, the property has been carefully maintained throughout and offers a comfortable, well-balanced layout with a number of thoughtful upgrades.

The accommodation includes a welcoming entrance porch, which has been insulated along with the front wall to enhance energy efficiency. A spacious living room with a feature log burner provides a cosy focal point, while the well-appointed kitchen offers excellent wall and base units and preparation space, leading through to a practical separate utility area. A Handy timber workshop space is to the rear of the property currently being used to house a hot tub, providing excellent potential for a variety of uses.

Upstairs, there are three bedrooms, including two generous doubles and a third room which would make an ideal home office or nursery. All rooms are well proportioned and benefit from plenty of natural light. A modern shower room offerings a sleek and accessible alternative to a traditional bathroom.

Externally, the rear garden has been professionally landscaped in recent years and is designed for ease of maintenance, featuring a raised decked area perfect for entertaining. The front garden is low maintenance.

A viewing is highly recommended to appreciate all that is on offer here and the location.

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