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- EPC TBC
- West Facing Rear Garden
- Well Presented
- Driveway & Garage
- Extended Open Plan Dining Kitchen
- Three Bedrooms
- Semi Detached House

Freehold
Council Tax Band - C

Collingwood Avenue
Holgate, York
YO24 4JY



Whilst every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other details are approximate. It is intended to give a general impression of the property and is not intended to be a contract. The plan is for illustrative purposes only and should be used as a guide only. 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.

1ST FLOOR
369 sq. ft. (34.3 sq.m.) approx.

GROUND FLOOR
585 sq. ft. (54.4 sq.m.) approx.



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£375,000

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Located in the highly sought after area of Holgate is this spacious three bedroom semi-detached family home. Extended and well cared for, the property now benefits from an impressive open plan kitchen dining space, making it an ideal home for modern family living.

The internal accommodation is entered via a welcoming hallway which leads through to a bright lounge diner, a versatile living space with ample room for both seating and dining. To the rear, the property has been extended into the garage to create a superb kitchen dining area. Fitted with a range of wall and base units and integrated appliances, this open plan space is bathed in light and enjoys views over the rear garden, with a door opening out to a sheltered seating area.

The first floor offers two generous double bedrooms and a further single, all served by a stylish house bathroom complete with both a bath and separate walk-in shower.

Externally, the property boasts a generous rear garden with lawn, paved patio, raised decking and planted borders, creating a superb outdoor family space. To the front is a driveway providing off street parking and access to the attached garage with light, power and plumbing for utilities.

Finished to a good standard throughout and offering both space and potential, this property makes for the perfect family home and is sure to attract strong interest. Viewing is highly recommended.

Council Tax Band C

