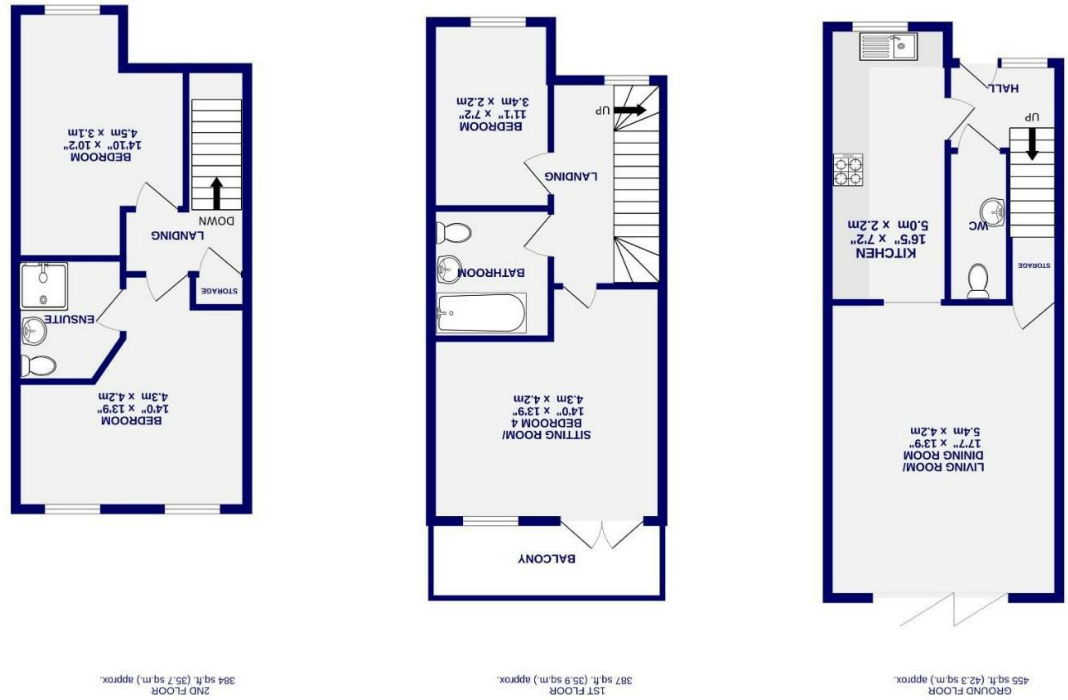




New Lane Holgate, York YO24 4NT

Freehold
Council Tax Band - E

- Modern End Townhouse
- Three / Four Bedrooms
- Bathroom, Ensuite & Ground Floor W.C
- Gated Development With Parking
- South Facing Garden
- Views Of West Bank Park & York Minster
- Close To York CC & Train Station
- No Onward Chain
- EPC B



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New Lane
Holgate, York
YO24 4NT

£525,000

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Located in the popular residential area of Holgate, within close proximity to York city centre and the nationally connected train station, is this modern end townhouse. Built within the last 9 years, this property is immaculately presented throughout and is ready for the next owners to move into. Rare to find in York, this townhouse not only offers gated driveway parking but also boasts unrivalled views across the picturesque West Bank Park from both the balcony and master bedroom, as well as views of York Minster from the other second floor bedroom.

Internally, the property features an entrance hall leading into the kitchen. Fitted with an array of modern wall and base units complemented by stylish worktops, the kitchen also includes a range of integrated appliances. At the rear of the property is the wonderful reception room with expansive bifolding doors that open to the enclosed rear garden. Conveniently, there is a deep understairs cupboard ideal for storage or as a utility space. The ground floor is completed by a cloakroom with modern wall tiles.

On the first floor is the impressive sitting room, which could also be used as a fourth bedroom. Patio doors lead out to the south-facing balcony that overlooks the pretty West Bank Park. The rear aspect, surrounded by a variety of trees, is both beautiful and private. This level also includes a three-piece family bathroom with a shower over the bath, as well as a Villeroy & Boch toilet and basin, and the third bedroom, currently used as a study. An impressively tall window spans from the first floor to the second, allowing natural light to flood onto the two landings and stairs.

