

Holyrood Drive, York YO30 5WB

£280,000

Stephensons
estate agents & chartered surveyors



Tucked away at the end of a quiet cul de sac, this beautifully presented home enjoys a particularly pleasant position, offering a sense of privacy while remaining well connected to the surrounding area.

Tenure: Freehold
 Broadband Coverage: Up to 1000* Mbps download speed.
 EPC Rating: TBC
 Council Tax: C - City of York
 Current Planning Permission: No current planning permissions.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.



Partners:

J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

Associate Partners:

N Lawrence
 I Jarvis MNAEA

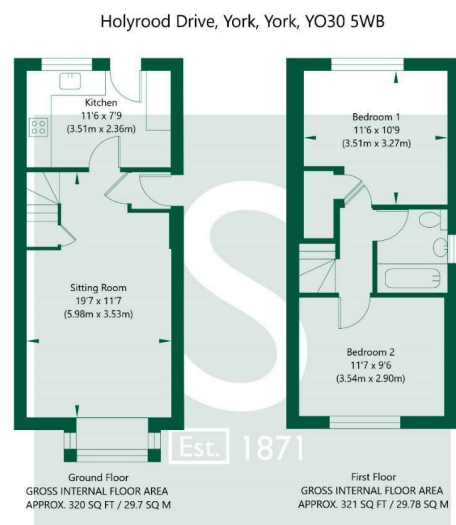
The property has been updated in recent years and is presented in excellent condition throughout, creating a home that is ready to move straight into. The kitchen is a particularly strong feature, having been recently fitted with a range of contemporary units complemented by solid wood work surfaces, stylish tiling and a breakfast/coffee bar. Thoughtfully designed, it offers excellent storage along with a practical layout that works well for everyday use.

The ground floor also offers a bright and comfortable sitting room, with ample space for both relaxing and entertaining, enjoying a lovely outlook to the front and providing a natural separation from the kitchen, while still allowing the layout to work well for modern living.

Upstairs, there are two well proportioned bedrooms, both offering comfortable accommodation along with a modern family bathroom, all presented in keeping with the overall high standard of the home.

Externally, the property benefits from gardens to both the front and rear, providing space for outdoor seating and everyday use. The rear garden in particular offers a pleasant setting to enjoy warmer months, while the overall layout of the home inside and out has been carefully maintained and improved over time. A driveway to the front offers off-street parking, adding to the practicality of the home.

Holyrood Drive is ideally positioned for convenient access to a wide range of local amenities. Nearby Clifton Moor retail park offers supermarkets, shops, restaurants and leisure facilities, while there are also local shops and services within easy reach. Regular bus routes provide straightforward access into York city centre, and the area is well placed for access to the outer ring road, making it a practical choice for both commuting and day-to-day living.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 641 SQ FT / 59.48 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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