



Trevor Grove York YO24 4DT

£295,000



Located in the popular residential area of Holgate, to the west of York city centre and within walking distance of the railway station, the city centre and the amenities Acomb has to offer, this much-loved end townhouse is offered with no onward chain.

Occupying a substantial plot, the property presents excellent scope for further extension or development, subject to the necessary planning permissions.

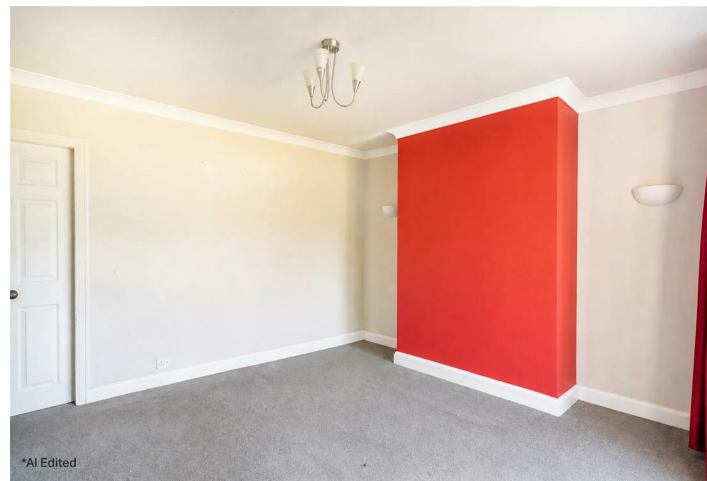
Internally, the property opens into an entrance hall with access to a bright reception room positioned to the front, where a large bay window allows plenty of natural light to flow through. Leading on is the open kitchen diner, fitted with a range of wall and base units providing ample storage, with space for dining.

To the first floor are three well-proportioned bedrooms, with the principal bedroom to the front also benefiting from built-in storage. The accommodation is completed by a three-piece bathroom.

Externally, the property boasts an extensive garden with both side and rear space, enjoying a south-facing aspect. There is also driveway parking and a single garage, offering further storage, parking or potential for conversion, subject to the necessary permissions.

A property offering this level of potential in such a convenient location is rare to the market, and early viewing is highly recommended.

* Please note some furniture and personal items have been removed from a selection of rooms using AI.*



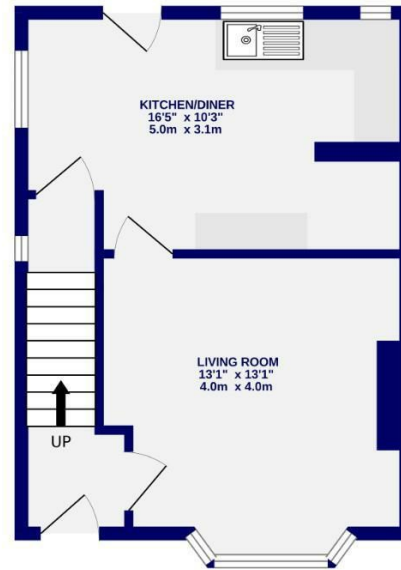


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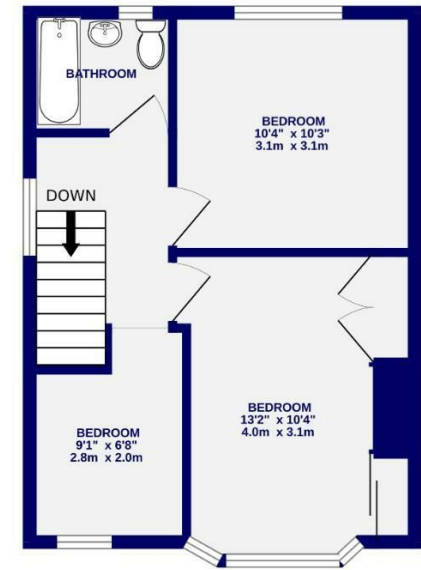
Freehold
Council Tax Band - B

- End Townhouse
- Three Bedrooms
- Generous Plot
- South Facing Aspect To Rear
- Close To CC & Train Station
- Garage & Driveway
- No Onward Chain
- EPC - G

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/storerooms will form part of the overall 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 operability.
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