



Enfield Crescent

Off St Pauls Square, York

YO24 4BE

£425,000



Situated within a quiet cul de sac in the highly sought after Holgate area of York, this beautifully presented period property offers spacious and versatile accommodation arranged over three floors. Combining traditional character with stylish modern interiors, the property makes a wonderful family home within easy walking distance of the city centre and railway station.

The accommodation opens into a welcoming entrance hall which leads to a generous front reception room. This attractive living space benefits from solid wood flooring, high ceilings and a large window allowing plenty of natural light.

To the rear is the superb open plan kitchen and dining room, creating an excellent space for everyday family life and entertaining. The contemporary kitchen includes a range of fitted units, an integrated Smeg dishwasher, space for additional appliances and a useful understairs pantry. The adjoining dining area features a large roof light and sliding doors opening directly onto the rear garden. A convenient cloakroom completes the ground floor.

To the first floor are two comfortable double bedrooms, a further single bedroom and the modern house bathroom, fitted with a bath and shower over. Stairs rise to the second floor where there is a generous fourth bedroom with a roof light, rear window and extensive built in and eaves storage.

The property retains an abundance of character, including solid wood floors, a stained glass internal window and impressive ceiling heights.

Externally, a paved driveway to the front provides off street parking for multiple vehicles. To the rear is a generous enclosed garden with a lawn and paved seating area, providing an ideal space for children, entertaining and outdoor dining. The detached garage benefits from power and side access and provides useful storage.





Enfield Crescent Off St Pauls Square, YO24 4BE

Freehold
Council Tax Band - C

- Four Bedroom Period Home
- Highly Sought After Holgate Location
- Quiet Cul de Sac Setting
- Impressive Open Plan Dining Kitchen
- Beautifully Presented Throughout
- Detached Garage and Store
- Driveway Providing Off Street Parking
- EPC D



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 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/store 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.
Made with Metropix ©2026

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.