



Berkeley Terrace Holgate, York YO26 4RT

£295,000



Located just off Poppleton Road in this popular residential area to the west of York, is this well-presented three bedroom end terrace home benefitting from a loft conversion and an attractive rear courtyard garden. Ideally positioned for access to York city centre, the railway station and the outer ring road, this property is sure to appeal to a range of buyers including first time purchasers, professionals and investors alike.

Internally, the property opens into an entrance hall with original tiled flooring leading through to the ground floor accommodation. To the front is a spacious dining room, whilst to the rear is a generous living room centred around a feature stove, creating a warm and inviting living space. Beyond is a modern fitted kitchen flooded with natural light from skylights above and fitted with a range of wall and base units, integrated double oven and gas hob. The ground floor accommodation is completed by a three piece family bathroom positioned to the rear of the property.

To the first floor are two well-proportioned bedrooms, including a generous principal bedroom to the front with useful over stairs storage. The second bedroom is positioned to the rear and benefits from a built-in cupboard housing the central heating boiler. From the landing, stairs lead up to the third bedroom which offers excellent additional floor space and versatility, ideal for a home office, hobby room or occasional guest space.

Externally, the property benefits from a low maintenance rear courtyard garden, mainly paved with raised planted borders and a timber storage shed. On street parking is available to the front.

Offered with no onward chain, early viewing is highly recommended to appreciate the space and location on offer.

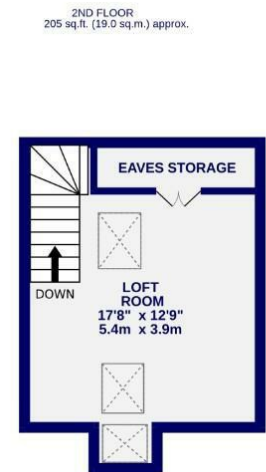
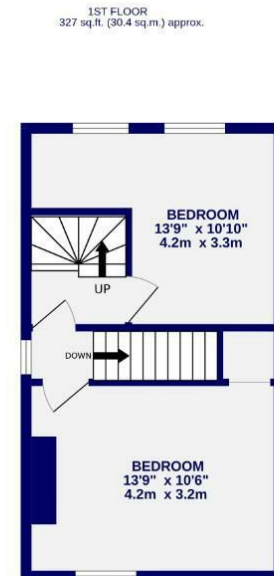




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Freehold
Council Tax Band - B

- Period End Townhouse
- Three Bedrooms
- Two Reception Rooms
- Popular Residential Area
- Forecourt & Generous Courtyard Garden To Rear
- Perfect First Home
- No Onward Chain
- EPC C



TOTAL FLOOR AREA : 967 sq.ft. (89.9 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/stores 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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