



Welland Rise, York, YO26 5HH

- Semi-Detached Home In A Quiet Holgate Cul-De-Sac
- Two Generous Double Bedrooms
- Moments From Acomb High Street's Shops And Cafés
- Sunny South-Facing Garden With Excellent Privacy
- Versatile Summerhouse Ideal For Home Working
- Council Tax Band C

£325,000



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DESCRIPTION

Tucked away at the end of a peaceful cul-de-sac in the highly sought-after Holgate area of York, this attractive semi-detached home offers generous living space, a bright south-facing garden and a wonderfully calm setting within easy reach of the city. Holgate remains one of York's most desirable neighbourhoods, known for its tree-lined streets, strong community feel and excellent access to the station and city centre. The property also benefits from easy proximity to the independent shops and cafés of Acomb High Street, riverside walks and convenient access to the ring road for effortless travel.

The ground floor flows beautifully, with a spacious living room leading through to a modern open-plan kitchen/dining room that forms the natural heart of the home. A light-filled conservatory extends the living space further and opens directly onto the south-facing garden, creating an easy connection between indoors and out.

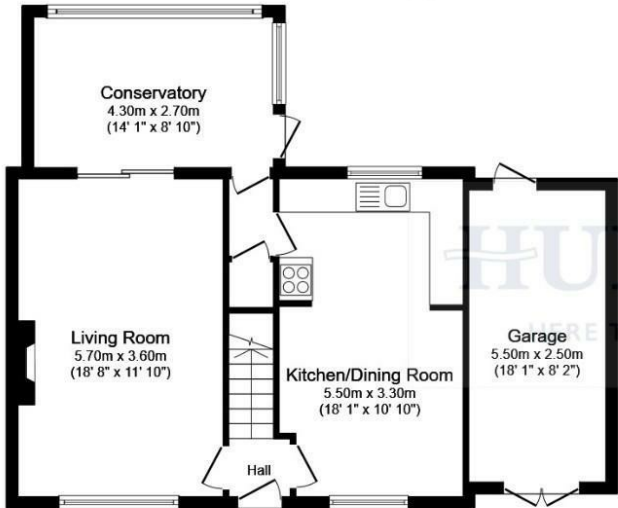
Upstairs, the home offers two well-proportioned double bedrooms along with a bathroom and separate WC, giving flexibility for families, guests or home working.

The south-facing rear garden is a standout feature — private, sunny and ideal for outdoor dining or simply unwinding. A substantial summerhouse provides excellent versatility as a home office, studio or hobby space, while the attached garage offers further storage or future potential.

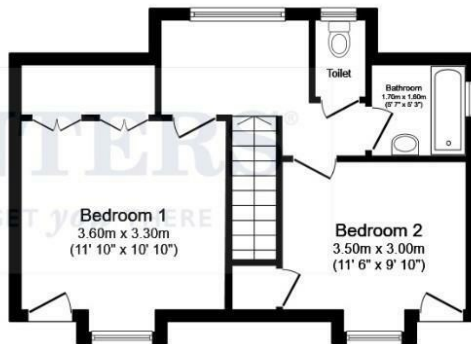
Welland Rise enjoys a particularly quiet position within Holgate, offering the rare combination of peace, privacy and convenience in one of York's most popular residential settings.



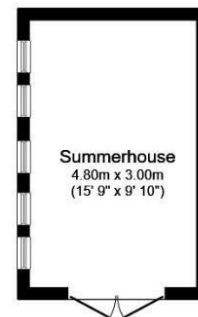




Ground Floor



First Floor



Outbuilding

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-58) D (39-54) E (21-38) F (1-20) G		57	7
<i>Not energy efficient - higher running costs</i>		EU Directive 2002/91/EC	

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Total floor area 110.3 sq.m. (1,187 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.