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# Holly Bank Road Holgate, York YO24 4EB

Freehold  
Council Tax Band - B

- End Terrace House
- Front, Side & Rear Gardens
- Double Storey Side & Loft Extension
- Five Bedrooms
- Log Burning Stove
- Garage & Driveway
- EPC TBC



Holly Bank Road  
Holgate, York  
YO24 4EB

£425,000

 5  3

An extended and substantial family home, offering generous and versatile living accommodation throughout, positioned within a popular residential area to the west of York.

This is a rare opportunity to acquire a significantly extended home with five bedrooms, multiple reception areas and excellent outdoor space, all within easy reach of York city centre and local amenities.

The property is entered via a front entrance hallway which leads through to a bright and welcoming lounge, featuring a bay window and a log burning stove, creating a cosy living space. To the rear of the property is an impressive open plan kitchen dining room, designed for modern living and entertaining, with direct access out to the garden.

A double storey side extension has significantly enhanced the accommodation. To the ground floor this provides a practical utility room with access through to the garage, alongside a convenient downstairs WC.

To the first floor are three well proportioned double bedrooms and a modern family bathroom fitted with a three piece suite including a walk in shower. The main bedroom benefits from a spacious ensuite shower room.

The loft has been converted to create two further double bedrooms, offering excellent flexibility for growing families, home working or guest accommodation.

Externally, the property sits on a generous plot with a front driveway providing off street parking and a lawned garden. To the rear is a west facing garden, ideal for afternoon and evening sun, alongside a large side garden which offers excellent potential for those looking to grow vegetables or further landscape. The garden also benefits from a greenhouse and shed, adding further practicality.

