

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.

- EPC TBC
- Popular Residential Area
- Driveway
- Home Office
- South-East Facing Rear Garden
- Rear Extension
- Three Double Bedrooms
- Semi Detached House

Freehold
Council Tax Band - D

Moorgate Holgate, York YO24 4HP

Unless every reference has been made to include the accuracy of the rooms, measurements of rooms and any other items are approximate. It is advised that the purchaser should verify the accuracy of the rooms and any other items and should be satisfied 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.



Moorgate
Holgate, York
YO24 4HP

Offers In The Region Of
£675 000



Located in the popular residential area of Holgate, west of York city centre, is this beautifully presented and extended period home. With excellent transport links close by, including easy access to York train station and the city centre, the property is ideally placed for both families and professionals. Having been a much loved home for many years, it has been thoughtfully extended and now boasts generous living accommodation, a superb garden and a purpose built home office.

Internally, the property offers a bright entrance hall leading to a ground floor bathroom, before opening into two versatile reception rooms. A large front window allows natural light to fill the space, while oak flooring flows seamlessly through to the rear extension. This impressive addition is designed with a glass roof and timber beams, creating a wonderfully light and airy environment that takes full advantage of the south-east facing aspect. The kitchen is fitted with a stylish mix of solid wood and sage units, complemented by oak worktops, LED spotlights and integrated appliances, along with a breakfast bar ideal for casual dining.

To the first floor, the home offers three well proportioned double bedrooms, each with built-in storage and period features including two fireplaces. A spacious landing leads to a generous and beautifully appointed shower room.

Externally, the property is set on an exceptional plot. The rear garden, with its south-east facing orientation, is mainly laid to lawn and framed by mature trees and hedges, while extensive patio areas provide the perfect setting for outdoor entertaining. At the very rear is a purpose-built home office, fully insulated with power, light and garden views, offering superb versatility as a home office, gym, or studio. A shed provides further storage.

To the front of the property, a driveway provides ample parking for several vehicles.

Council Tax Band D

