



5 New Lane Holgate
York, YO24 4NT
Guide Price £475,000

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NO ONWARD CHAIN AND OPEN TO OFFERS - AN EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE CLOSE TO WEST BANK PARK & HOLGATE WINDMILL. Located in the sought-after leafy area of Holgate, convenient for both Acomb Front Street, York city centre, and railway station as well as excellent links to the outer ring road and further afield. This well cared-for property would suit a variety of buyers as well as offering bright and spacious layout. It is served by local shops, amenities, and popular schools and benefits from a wider than average rear garden.

Fully double-glazed throughout, the property comprises; entrance hallway, lounge with bay window, 15' fitted kitchen, dining room leading through to a garden room with French doors onto block paved patio. Upstairs there is a first floor landing, three first floor bedrooms (two doubles and one single), house bathroom, second floor landing leading to a fourth bedroom with eaves storage.

Gas fired central heating and water - new combi boiler installed in 2018.

Full-fibre ultrafast broadband.

To the outside is a front driveway providing ample off street parking with the potential for electric car charging. There is a detached garage with external utility room. To the rear is a lawned garden with block paved patio, timber decked area, mature flower border and brick boundary wall. An internal viewing of this wonderful property is highly recommended!

Entrance Hall

- Entrance door
- Tiled floor
- Single panelled radiator
- Understairs cupboard
- Power points

Lounge

- 12'5" x 11" plus bay (3.78m x 3.35m plus bay)
- Double glazed front window
- Carpet
- Double panelled radiator
- Power points

Dining Room

- 12" x 11" (3.66m x 3.35m)
- Picture rail
- Laminate flooring
- Single panelled radiator
- Power points
- Open to....

Garden Room

- 9'2" x 8'10" (2.79m x 2.69m)
- Double glazed bay window to rear
- Double glazed French doors leading to patio
- Laminate flooring
- Single panel radiator
- Power points

Kitchen

- 15'3" x 8'11" (4.65m x 2.72m)
- Double glazed rear door on to the patio
- Fitted wall and base units with counter top
- Gas supply for cooker
- One and a half stainless steel bowl and drainer with mixer tap
- Plumbing for dishwasher
- Pantry cupboard
- Tiled floor
- Spaces for appliances

Landing

- Double glazed window to side
- Carpets
- Power points
- Stairs to second floor





Bedroom 1

12'6" x 11'2" (3.81m x 3.40m)
Double glazed bay window to front
Exposed timber floor
Single panelled radiator
Power points

Bedroom 2

12' x 11'2" (3.66m x 3.40m)
Double glazed window to rear
Carpet
Single panelled radiator
Power points

Bedroom 3

6'6" x 5'8" (1.98m x 1.73m)
Double glazed window to front
Carpet
Single panelled radiator
Power points

Bathroom

Fully tiled bathroom with three piece suite
P shaped bath with curved shower screen and shower over

Second floor landing

Double glazed side window
carpet
Leading to....

Bedroom 4

19' x 10'4" (5.79m x 3.15m)
Double glazed window to rear
Wooden floor
Single radiator
Fitted storage under the eaves
Power points

Outside

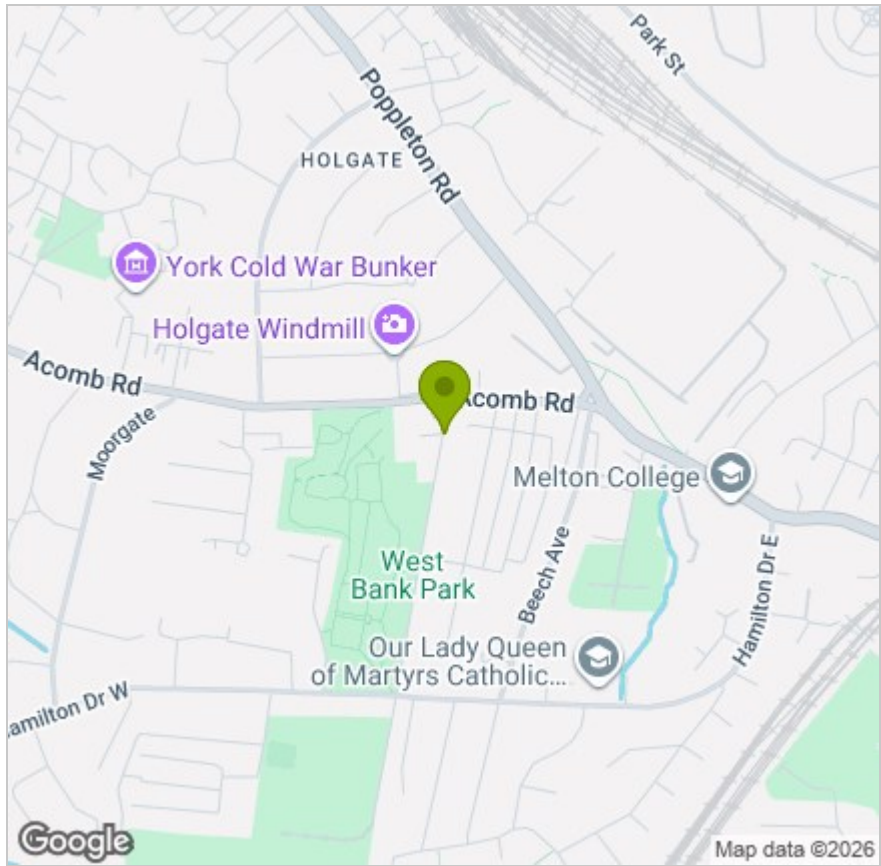
To the outside is a front driveway providing ample off street parking and the potential for electric car charging, Large detached garage containing a separate utility room. Storage above the whole of the 20' x 11' (6.09m x 3.36m) garage and utility room (approximately 30') with two loft ladders and lighting.
To the rear is a lawned garden with block paved patio, timber decked area, mature flower border and brick boundary wall.



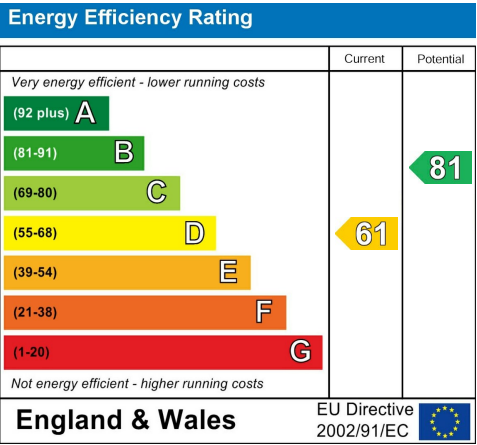
FLOOR PLAN



LOCATION



EPC



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