Hamilton Drive East
Holgate, York
YO24 4EF

Freehold

Council Tax Band - B

- Three Bedroom Mid Terrace
- Two Generous Double Bedrooms
- Flexible Third Bedroom
- Kitchen With Dining Space
- Generous Lounge
- Private Paved Rear Garden
- Off Street Parking
- Reputable Primary School Nearby.
- EPC - C



GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.

TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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£325,000

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This three bedroom mid terrace property offers well proportioned accommodation, off street parking for two cars and a private rear garden. Having been a well loved family home, the property is clean and well presented throughout, and offers scope for modernisation. The property is also conveniently located close to a highly regarded local primary school, making it an ideal choice for families.

The property opens into an entrance hallway, leading through to a spacious living room featuring a bay window to the front. The kitchen is well appointed and provides a bright and airy space, with an adjoining dining area offering access to the rear garden. The property benefits from uPVC double glazed windows throughout.

To the rear, there is a private paved garden with an outdoor shed, providing useful storage. Side access connects the front of the property to the rear garden.

Upstairs, there are two generous double bedrooms, with the principal bedroom benefiting from a bay window. The third bedroom offers flexibility for use as a home office or study. Completing the accommodation is a fully tiled three piece bathroom suite with shower.

To the front, the property benefits from off street parking for two cars.

Offering three bedrooms, off street parking and a private rear garden, this property provides an opportunity for buyers to modernise and personalise the accommodation.















