Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

# 6 Holgate Lodge Drive

York, YO26 4UQ

**Selling Price £525,000**

4 2 3 D

A rare opportunity to purchase a 4 bedroom detached home on this quiet residential cul-de-sac in this sought after area convenient for York's historic city centre, railway station and excellent transport links. The property is also nearby highly regarded schools, Acomb Front Street and leafy West Bank Park.
The bright and versatile living accommodation comprises: inviting entrance hallway, 14' lounge with bay window, dining room, fitted kitchen, conservatory, 15' utility room, garden room/bedroom 4, three piece shower room, first floor landing; three bedrooms (two doubles and one generous single) and three piece house bathroom suite. The utility, garden room/bedroom 4, and downstairs shower room can be used as a standalone annex, with separate access from both the driveway and to the garden.
To the outside is a front paved driveway providing off-street parking for two cars and the potential for electric car charging. To the rear is a landscaped garden with sitting areas, lawn, timber storage shed, mature trees and fenced boundary.
An accompanied viewing of this very impressive property is strongly recommended.

## Entrance Hall
Entrance door, uPVC double glazed window to side, single panelled radiator, power points, timber floorboards

## Lounge
14'6 x 14'4 (4.42m x 4.37m)
uPVC double glazed bay window to front, ceiling rose, ceiling coving, fire surround, double panelled radiator, TV point, power points. Timber floorboards

## Dining Room
11'5 x 9'8" (3.48m x 2.95m)
uPVC double glazed patio doors to conservatory, ceiling rose, ceiling coving, two double panelled radiators, power points. Timber floorboards.

## Conservatory
10'5 x 10'5" (3.18m x 3.18m)
Double panelled radiator, power points, tiled floor.

## Breakfast Kitchen
14'9" x 10'11" (4.50m x 3.33m)
Fitted wall and base units, integrated oven and gas hob with extractor above, oak effect vinyl floor covering, door to utility room

## Studio/Bedroom 4
14'8" x 9'9" (4.47m x 2.97m)
Two Velux windows and further uPVC double glazed window to side, uPVC French doors on to garden, power points, oak effect vinyl floor.

## Utility room
17'2" x 6'9" (5.23m x 2.06m)
Two Velux windows, uPVC double glazed window to side, uPVC double glazed doors to driveway and garden, fitted wall and base units, wall mounted combination boiler, plumbing for washing machine and dishwasher, stainless steel sink and drainer unit, double panelled radiator, power points.

## Shower Room
Wet room style walk-in shower, wash hand basin, low level WC, uPVC double glazed windows to side and rear.

## First Floor Landing
uPVC double glazed window to side, airing cupboard, loft access via drop down ladder. Doors to:

## Bedroom 1
13'9" x 13' (4.19m x 3.96m)
uPVC double glazed bay window to front, 7 door fitted wardrobe and further 2 door fitted wardrobe, single panelled radiator, power points. Timber floorboards.

## Bedroom 2
11'11" x 11'7" (3.63m x 3.53m)
uPVC double glazed window to rear, single panelled radiator, built in storage cupboard, power points. Timber floorboards.

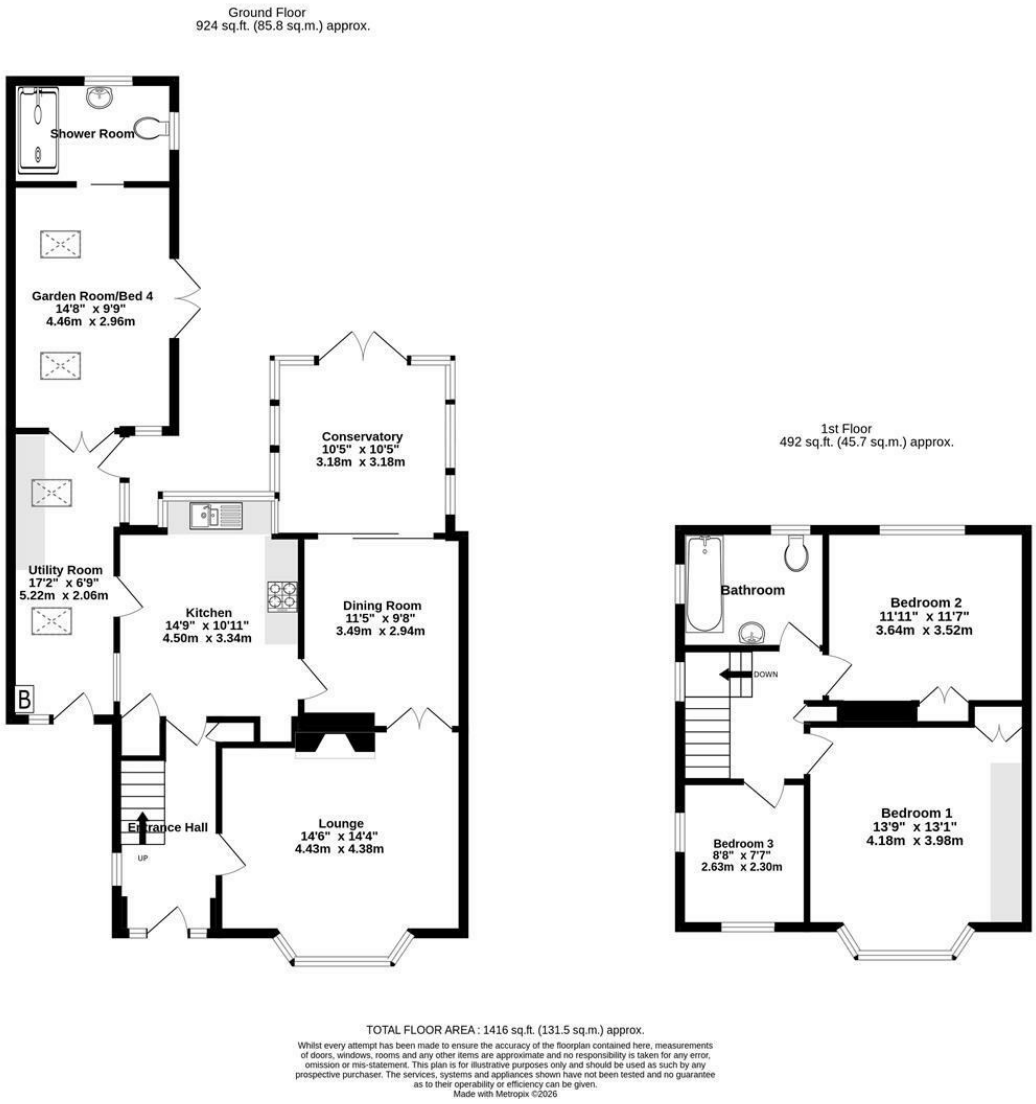
## Bedroom 3
8'8" x 7'7" (2.64m x 2.31m)
uPVC double glazed windows to front and side, single panelled radiator, power points. Timber floorboards.

## Bathroom
uPVC double glazed windows to rear and side, panelled bath with shower attachment, wash hand basin, low level WC, single panelled radiator.

## Outside
Fabulous lawned rear garden with timber fence surround and well established tree's and shrubs whilst to the front of the property is a block paved driveway giving off street parking.

## Agents Notes:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

## FLOOR PLAN

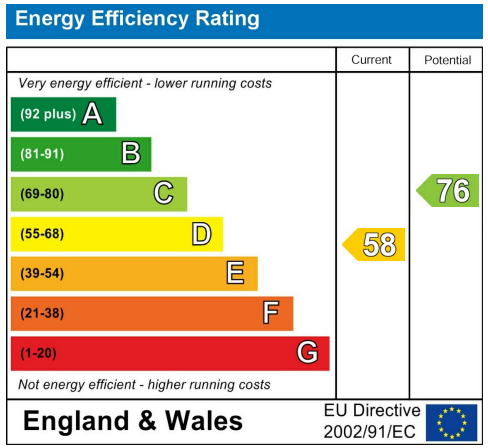



TOTAL FLOOR AREA : 1416 sq.ft. (131.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
Made with Metropix ©2026

## LOCATION

## EPC




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.


**Anglia House, 3a Bishopthorpe Road, York, YO23 1NA**
**Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk**