

# NO FORWARD CHAIN! OFF STREET PARKING

Offered for sale is this two bedroom mid terrace home only a short walk from the Railway Station and York city centre.

Set within the popular residential area of Holgate, convenient for local shops, schools and amenities as well as excellent road links into York and the outer ring road.

Although in need of some cosmetic upgrading, the property benefits from double glazing and gas central heating throughout and comprises; entrance hallway, 16' lounge, dining kitchen with French doors, first floor landing, two double bedrooms and a three piece bathroom suite. To the outside is a paved driveway providing off street parking and potential for electric car charging as well as extra visitor spaces.

To the rear is a paved patio and gate to rear. This property is an ideal investment for first time buyers and landlords and is ready to view now. Please call Churchills Estate Agents today.

#### **Entrance Hall**

## **Living Room**

16'8" x 12'5" (5.10m x 3.80m)

#### **Kitchen**

12'5" x 9'5" (3.80m x 2.89m)

# **Bedroom 1**

12'5" x 9'10" (3.80m x 3.01m)

### **Bedroom 2**

12'5" x 9'10" (3.80m x 3.00m)

### **Bathroom**

6'5" x 6'0" (1.98m x 1.85m)



















## **FLOOR PLAN LOCATION** Ground Floor 327 sq.ft. (30.3 sq.m.) approx. 1st Floor 327 sq.ft. (30.3 sq.m.) approx. York (YRK) ≥ Kitchen Bedroom 1 12'5" x 9'11" 3.80m x 3.01m CITY CENTRE WEST Melton College 459 Dalton Terrace Cupboard Hamilton Dr. Bathroom 6'6" x 6'1" Albernarie Rd Scarcroft Rd Living Room 16'9" x 12'5" Coople Bedroom 2 Map data @2025 12'5" x 9'10" 3.80m x 3.00m **Energy Efficiency Rating** Potential Entrance Hall Very energy efficient - lower running costs **EPC** (92 plus) A (69-80) (55-68) (39-54) TOTAL FLOOR AREA: 653 sq.ft. (60.7 sq.m.) approx. Whilst every attempt has been made be ensure the accuracy of the flooplan containment here, measurement of doors, windows, norms and any other terms are approximate and no responsibility to taken for any error, prospective purchaser. The services, systems and applicates shown have not been tested and no guarante as to their operability or efficiency can be given. (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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.