

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

24 Nursery Drive

York, YO24 4PE

£230,000

2 1 1 D

We as agents are delighted to offer this well proportioned two bedroomed home set in this quiet cul-de-sac position just off Hamilton Drive in Holgate. The property is ideally located within easy walking distance of York City Centre, York Railway Station, local shops, amenities and some excellent local schools.
The property itself has been well maintained by the current owners and the well proportioned accommodation comprises: UPVC entrance door, entrance hall, good sized lounge and 14' dining kitchen with a range of fitted units, utility room and stairs to first floor landing, leading to two double bedrooms and family bathroom. To the front of the property is a good driveway providing ample off street parking and potential for an electric car charger. To the rear of the property is a fully enclosed private garden with open views. Other benefits include UPVC double glazed windows and gas fired radiator central heating.
An internal inspection is highly recommended to appreciate this well proportioned home in this off the beaten track location.

Entrance Hallway

Lounge
13'9 x 11'9 (4.19m x 3.58m)

Dining Kitchen
14'11 x 8'5 (4.55m x 2.57m)

Utility

First Floor Landing

Bedroom 1
14'11 x 10'3 (4.55m x 3.12m)

Bedroom 2
10'10 x 9'2 (3.30m x 2.79m)

Bathroom

Outside

Agents Note
To be able to purchase a property in the











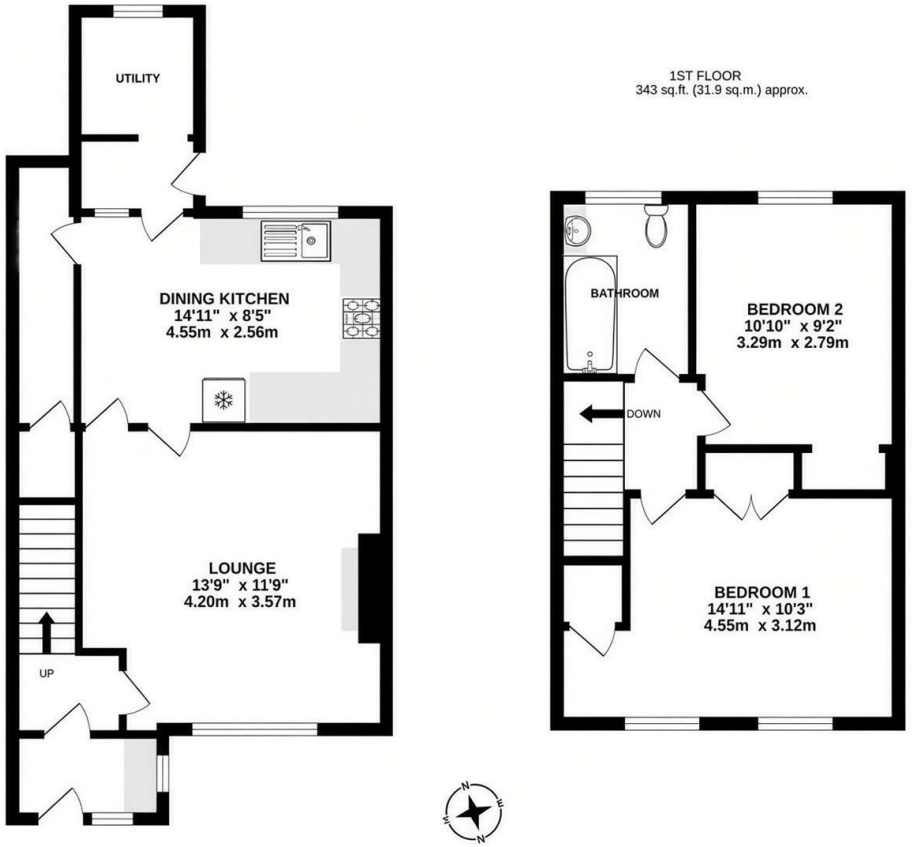






United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

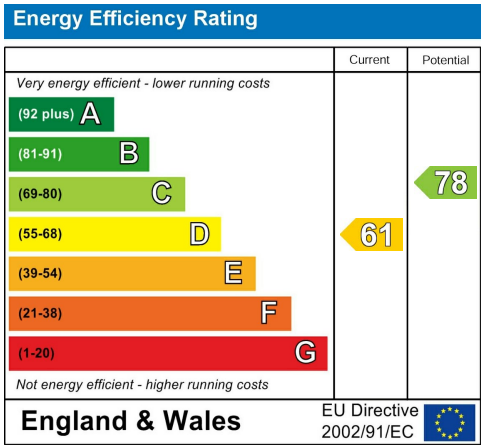
FLOOR PLAN



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