



Ashtons

Grantham Drive, Holgate, York, YO26 4UE

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Holgate, York  
YO26 4UE

Asking Price £450,000



Located within the popular residential area of Holgate, and within walking distance of York city centre, railway station and the varied local amenities Acomb has to offer, is this three bedroom semi detached home. Built circa 1930, this property boasts a generous bay window and sits on a spacious plot allowing for further potential to extend (subject to relevant planning permissions). This property, given its size and location, could make a wonderful family home, and offers the added benefit of no onward chain.

Internally the property comprises an entrance hallway which leads into two reception areas. As the rooms have been opened up into one area, the windows to the front and rear allow natural light to flood through. The modern kitchen is to the rear and offers ample storage by way of contemporary wall and base units, which house integrated appliances. The kitchen also provides access out to the mature and landscaped rear garden.

On the first floor are three well proportioned bedrooms, with two doubles and one smaller single. The internal accommodation is completed by the three piece bathroom and downstairs w.c.

Externally is off street parking for multiple vehicles and a single garage which can also be accessed from the rear garden. The rear garden is beautifully landscaped over different levels, and consist of lawn, patio and gravel areas. Private in nature, this garden is perfect to be enjoyed in the summer months.

Offered with no onward chain, with wonderful family home should be viewed to appreciate all that is on offer.

Council Tax Band C



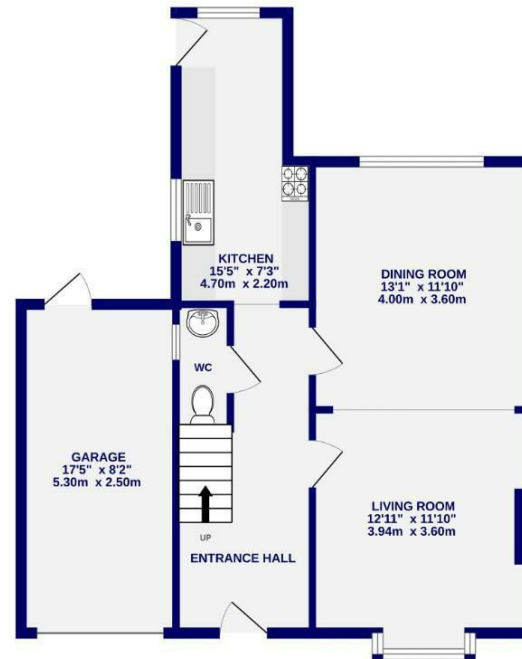


# Grantham Drive Holgate, York YO26 4UE

Freehold  
Council Tax Band - C

- Semi Detached Home
- Three Bedrooms
- Landscaped Garden
- Popular Residential Area
- Offered NO CHAIN
- EPC D

GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.6 sq.m.) approx.

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