

Ashtons

Park Lane, Holgate, York, YO24 4JQ

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Holgate, York
YO24 4JQ

£475,000

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This stunning semi-detached property dating back to the 1800's is set in a most sought after location; well placed for access to York city centre as well as good transport links, the railway station and varied local amenities.

A much loved home, the accommodation is well presented and has been much improved by the current owners. To the ground floor is a newly fitted, modern kitchen with integrated appliances and space for white goods. A formal dining room is found on one side of the entrance hallway, with the large rooms and high ceilings this makes the perfect room for housing a large traditional dining table. With all picture rails and cornicing's still in tact, the property has been kept in line with the wooden sash windows and the rest of the character that this property offers. The other side of the tiled entrance hallway is the lounge in which a log burner creates a cosy atmosphere, which again coincides with the traditional features of this fantastic home.

Making your way up the grand staircase, we then find two double bedrooms and a third bedroom ideal for being used as a nursery/office. A four piece bathroom is also present which is the part of the house that may require some modernisation.

Externally, the property benefits from a private garden and patio area. Outbuildings are also available for external storage which completes the property.

Due to its unique nature, this property is sure to be popular and so early viewing is highly recommended.

Council Tax Band - D



















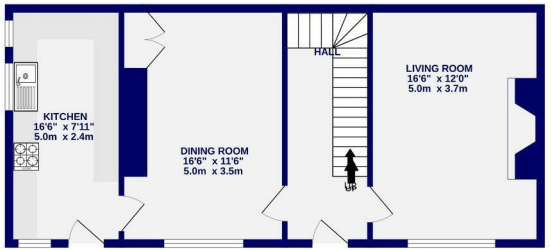


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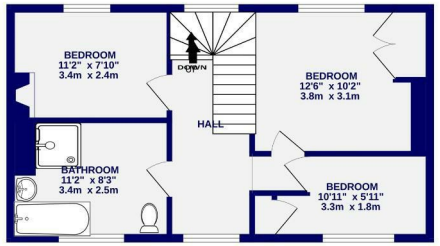
Freehold
Council Tax Band - D

- Georgian Semi-Detached House
- Walking Distance To Train Station & City Centre
- Three Bedrooms
- Two Large Reception Rooms
- Four Piece Family Bathroom
- Private Gardens
- Modern Kitchen
- Log Burner
- External Outbuildings
- EPC - D

GROUND FLOOR
590 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 sq.m.) approx.

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Ashtons

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