

Ashtons

Enfield Crescent, Off St Pauls Square, York, YO24 4BE

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Offers Over £400,000

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Situated within a quiet cul de sac in the highly sought after Holgate area of York, this beautifully presented period property offers spacious and versatile accommodation arranged over three floors. Combining traditional character with stylish modern interiors, the property makes a wonderful family home within easy walking distance of the city centre and railway station.

The accommodation opens into a welcoming entrance hall which leads to a generous front reception room. This attractive living space benefits from solid wood flooring, high ceilings and a large window allowing plenty of natural light.

To the rear is the superb open plan kitchen and dining room, creating an excellent space for everyday family life and entertaining. The contemporary kitchen includes a range of fitted units, an integrated Smeg dishwasher, space for additional appliances and a useful understairs pantry. The adjoining dining area features a large roof light and sliding doors opening directly onto the rear garden. A convenient cloakroom completes the ground floor.

To the first floor are two comfortable double bedrooms, a further single bedroom and the modern house bathroom, fitted with a bath and shower over. Stairs rise to the second floor where there is a generous fourth bedroom with a roof light, rear window and extensive built in and eaves storage.

The property retains an abundance of character, including solid wood floors, a stained glass internal window and impressive ceiling heights.

Externally, a paved driveway to the front provides off street parking for multiple vehicles. To the rear is a generous enclosed garden with a lawn and paved seating area, providing an ideal space for children, entertaining and outdoor dining. The detached garage benefits from power and side access and provides useful storage.





















Enfield Crescent
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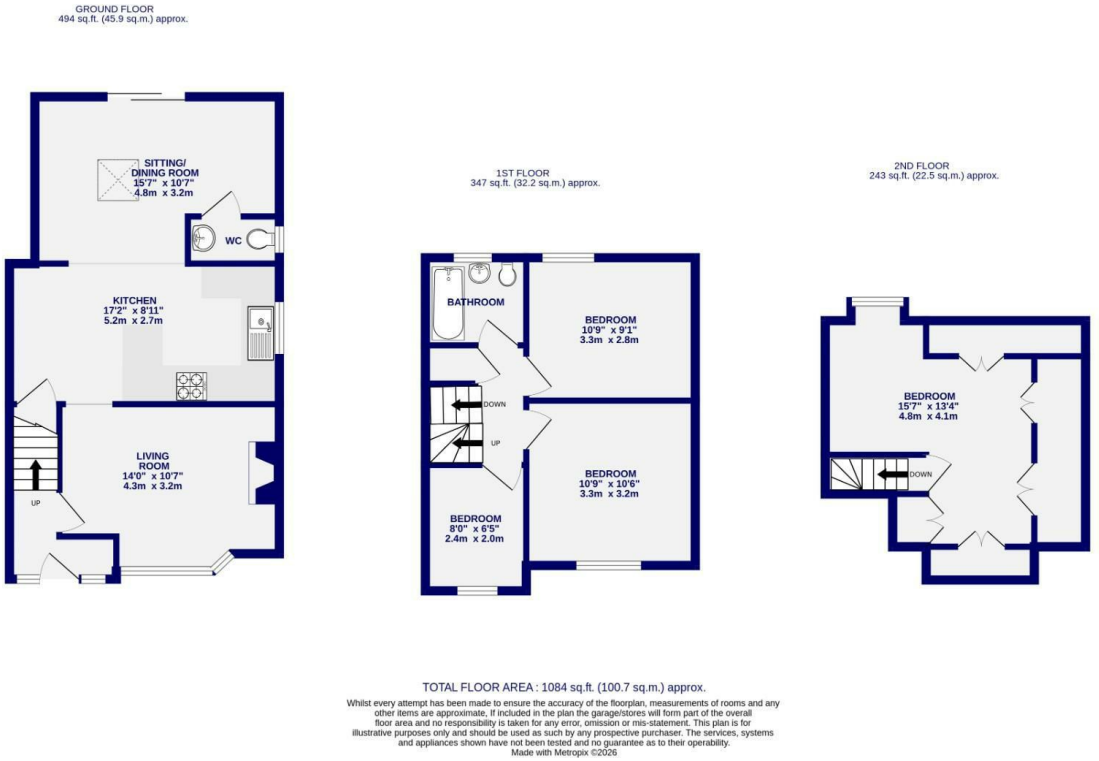
YO24 4BE

Freehold
Council Tax Band - C

- Four Bedroom Period Home
- Highly Sought After Holgate Location
- Quiet Cul de Sac Setting
- Impressive Open Plan Dining Kitchen
- Beautifully Presented Throughout
- Detached Garage and Store
- Driveway Providing Off Street Parking
- EPC D



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