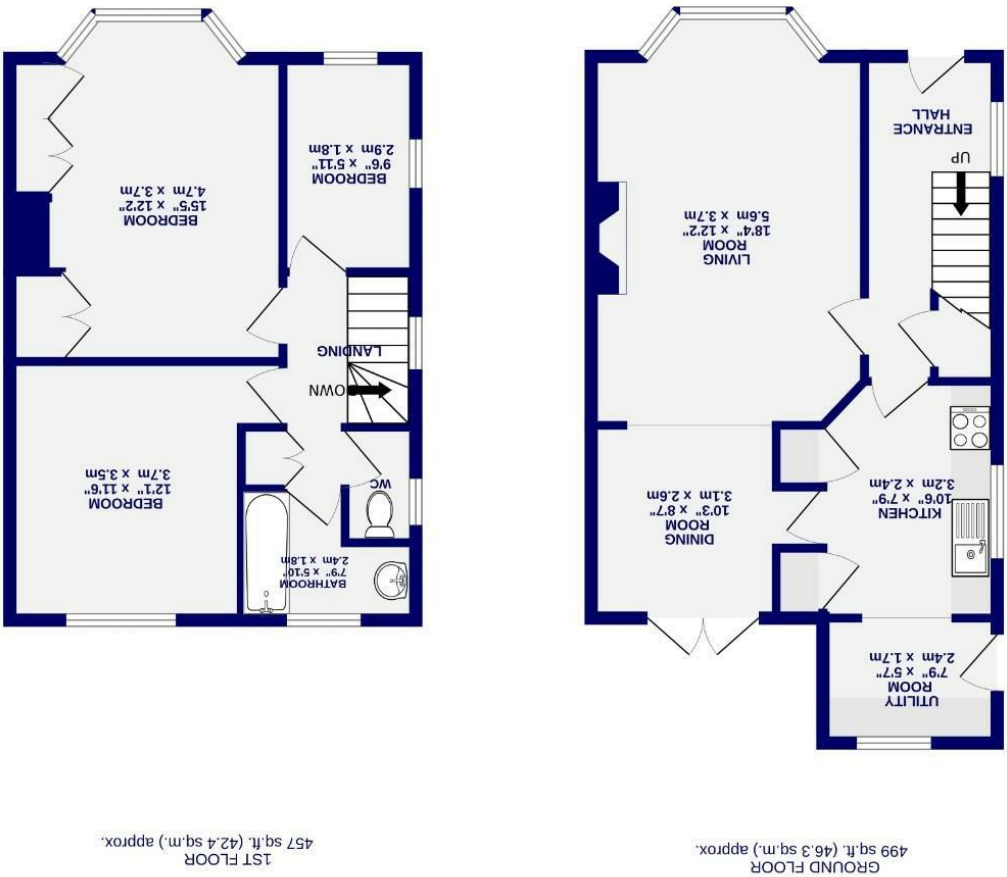




Chelwood Walk Holgate, York YO26 4UH

Freehold
Council Tax Band - C

- Three Bedroom Semi-Detached House
- Sought After Holgate Location
- Contemporary Kitchen With Utility Room
- Two Reception Rooms
- Generous Rear Garden
- Ample Off Street Parking
- Beautifully Presented Throughout
- EPC D



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Chelwood Walk
Holgate, York
YO26 4UH

£390,000



Situated within the highly sought-after area of Holgate, this beautifully presented three-bedroom semi-detached home enjoys excellent access to York city centre, the railway station, well-regarded schools, local amenities and green spaces. Thoughtfully renovated throughout, the property seamlessly blends period charm with contemporary design, creating a stylish turnkey home finished to a high standard.

A welcoming entrance hall leads to a bright living room with an original fireplace, while the elegant dining room, complete with fitted bookshelves and French doors to the rear garden, provides an excellent space for everyday living and entertaining. The beautifully appointed kitchen has been thoughtfully designed with quality cabinetry, integrated appliances and a practical utility room, combining style with functionality.

To the first floor are two generous double bedrooms, both benefiting from fitted storage, together with a versatile third bedroom, ideal as a nursery, guest room or home office. The beautifully presented family bathroom features an over-bath shower and a basin, electric underfloor heating and is complemented by a separate WC.

Externally, the property enjoys a generous enclosed rear garden, perfect for outdoor entertaining and family life. To the front, a substantial paved driveway and additional gravelled parking provide ample off-street parking, with gated side access leading to the rear.

A beautifully curated home, offering a superb balance of character, contemporary design and practical family living in one of York's most desirable residential locations. Early viewing is highly recommended.

