



## Howe Hill Close, Holgate, York, YO26 4SN

- No Onward Chain In Prime Holgate Location
- Lean-To Conservatory And Bay-Fronted Living Spaces
- Clear Scope To Modernise Or Extend (STPP)
- Integrated Garage With Direct Kitchen Access
- Corner Plot With Front And Large Rear Gardens
- Council Tax Band C

**£275,000**



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## DESCRIPTION

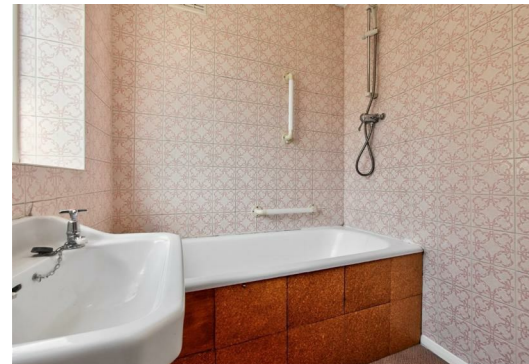
Offered with no onward chain, this well-proportioned three-bedroom semi-detached home sits on a generous corner plot in highly desirable Holgate, close to York city centre, York railway station and excellent local schools and amenities. The property offers strong potential to modernise or extend (subject to permissions) while providing a practical and well-connected layout.

The ground floor includes an entrance hallway leading to a bay-fronted living room, a separate dining room and a lean-to conservatory overlooking the garden. The galley kitchen provides direct internal access to the integrated garage, ideal for storage, hobbies or future reconfiguration. A ground-floor shower room adds further convenience.

Upstairs, the first-floor landing leads to three bedrooms (two doubles and a single), along with a family bathroom and separate WC.

Outside, the property benefits from a driveway, front garden and a large rear garden with a brick-built boundary, offering excellent scope for landscaping or extension.

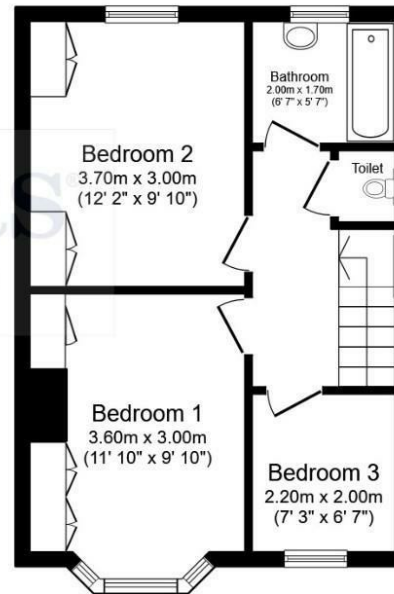
Holgate remains one of York's most sought-after suburbs, known for its tree-lined streets, community feel and superb access to York Station, Acomb's amenities and well-regarded schools.







**Ground Floor**



**First Floor**

Total floor area 134.4 m<sup>2</sup> (1,447 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

**Viewings**

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.