



ALEX LILEY

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54 Wilton Rise,
Guide Price £290,000

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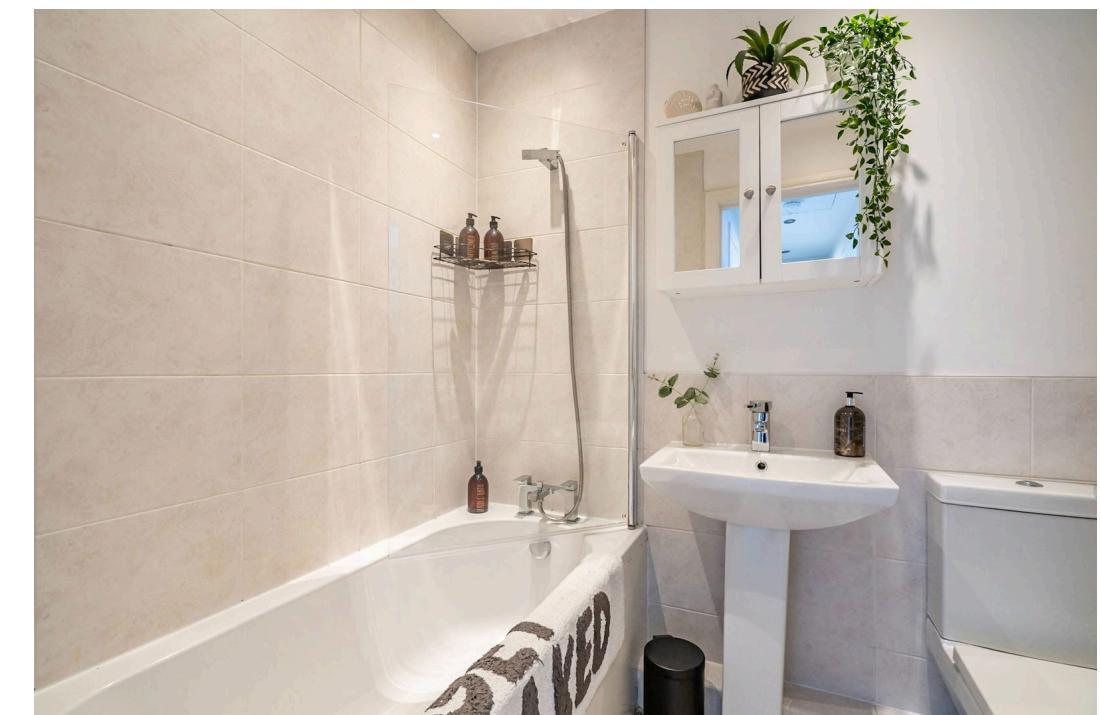


AL1201 - Set back from the road on Wilton Rise in the popular area of Holgate, this well-presented three-bedroom mid-terraced home offers comfortable and practical living in a convenient location. The property benefits from easy access into York city centre and York train station, making it ideal for commuters, families, or first-time buyers, and also includes parking and a garage to the rear.

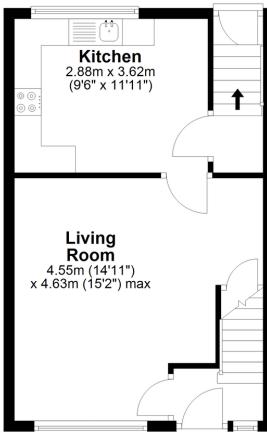
The ground floor features a spacious living/dining room, providing a bright and versatile space for everyday living and entertaining. This is complemented by a separate modern kitchen, complete with integral appliances, offering a stylish and functional cooking space.

To the first floor are three well-proportioned bedrooms, served by a contemporary family bathroom fitted with a shower over the bath. The property also benefits from useful loft storage, adding to its practicality.

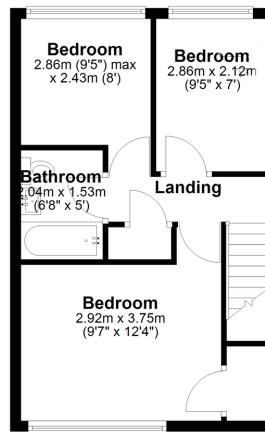
Externally, the home enjoys a low-maintenance, west-facing rear garden, perfect for relaxing and making the most of the afternoon and evening sun whilst also providing access to the additional storage located underneath the kitchen. To the rear of the property is allocated parking and a garage, providing convenient and secure off-street parking.



Ground Floor
Approx. 35.0 sq. metres (377.2 sq. feet)



First Floor
Approx. 35.0 sq. metres (377.2 sq. feet)



Total area: approx. 70.1 sq. metres (754.3 sq. feet)

Not to scale-for illustrative purposes only. All measurements and fixtures including doors and windows are approximate and should be independently verified.

Prepared by Andrew N Wilson Photography

Plan produced using PlanUp.

- Mid Terraced Home

- Three Bedrooms

- Modern Interior

- Primary Bedroom With Storage

- Vast Storage Space

- West Facing Rear Garden

- Garage & Parking To Rear

- Walking Distance to City Centre & train Station

- AL1201



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | 75 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |