





New Lane  
Holgate, York  
YO24 4NT

£465,000



Situated in the sought after residential area of Holgate, just a short stroll from the popular West Bank Park, is this immaculately presented and extended four bedroom semi detached home. Offering stylish open plan living, versatile spaces ideal for home working, and a generous east facing garden, this property makes an ideal family home thanks to its proximity to York city centre, the train station, and a range of highly regarded schools.

The property offers a bright entrance hall leading through to the rear of the home, which opens into a stunning open plan kitchen and dining area. This modern space features contemporary units, stylish worktops, a breakfast bar, and French doors opening onto the rear garden. To the front, the separate living room boasts a beautiful bay window and a feature fireplace.

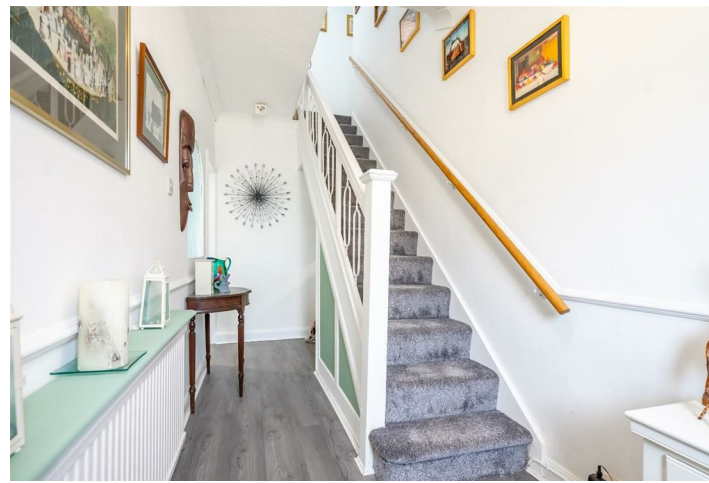
As part of a thoughtful extension, the ground floor also includes a utility room behind the garage, a three piece shower room, and a dedicated study area, again with French doors overlooking the garden.

Upstairs, the home offers four well proportioned bedrooms, three of which are doubles. The master bedroom, located within the two storey side extension, benefits from a modern ensuite bathroom with twin sinks, while a further contemporary shower room serves the remaining bedrooms from the landing.

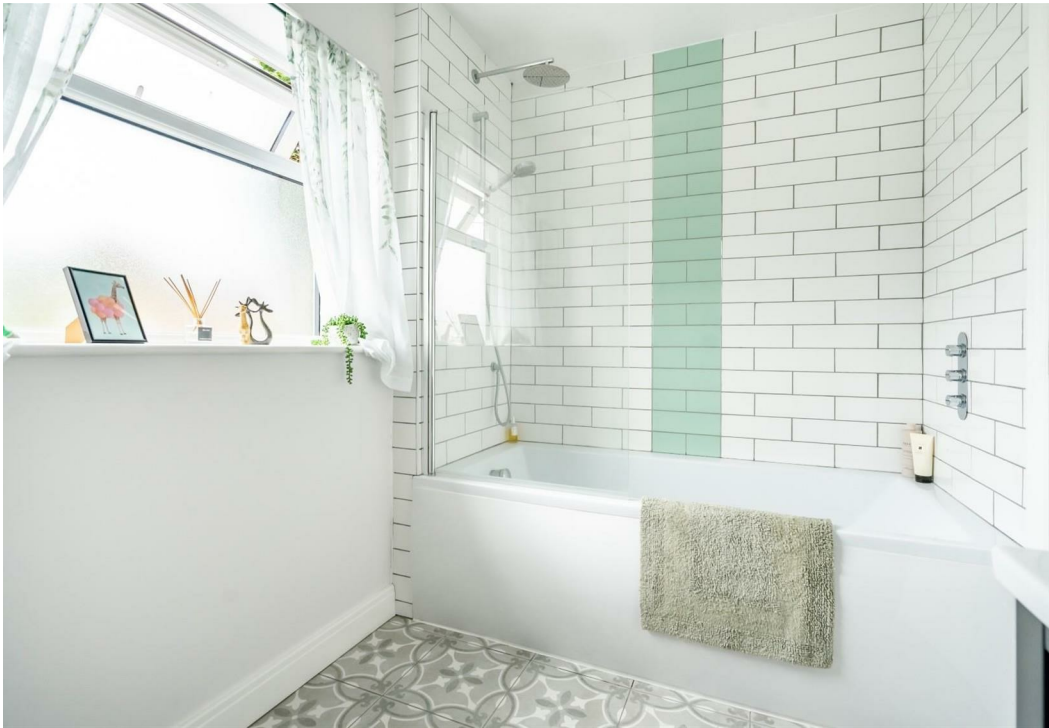
Externally, the property enjoys a generous east facing garden, mainly laid to lawn with patio seating areas and plenty of scope for further landscaping. To the front, a driveway provides off street parking.

Offered with no onward chain, and expected to attract strong interest, early viewing is highly recommended.

Council Tax Band C







# New Lane Holgate, York YO24 4NT

Freehold  
Council Tax Band - C

- Extended Semi Detached Home
- Four Bedrooms
- Three Bathrooms
- Open Plan Living Area
- East Facing Garden
- Driveway Parking
- No Onward Chain
- EPC D

GROUND FLOOR  
772 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/store will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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