

# Howe Hill Close , York YO26 4SN

Freehold  
Council Tax Band - C

- Beautifully Presented Three Bedroom Home
- Immaculate Turn Key Finish Throughout
- Bay Fronted Living Room With Fireplace
- Open Plan Kitchen Diner With Breakfast Bar
- Shaker Style Kitchen With Garden Views
- Popular Holgate Residential Location
- Converted Garage Utility & Games Room
- Private Courtyard Garden Space
- Driveway Parking For Multiple Vehicles
- EPC D



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Howe Hill Close  
, York  
YO26 4SN

£375,000

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Ashtons Estate Agents are delighted to present this beautifully and immaculately presented three-bedroom semi-detached home, situated in a popular residential area of Holgate. Ideally positioned for a range of local amenities, well-regarded schools, supermarkets, and excellent commuter links into York city centre and beyond.

From the moment you step inside, the turnkey finish of this home is immediately apparent. Entering through the traditional arched porch into a welcoming hallway, you are led into the bright and tastefully decorated living room, featuring a bay window and a charming focal fireplace. From the hallway, the home opens into an impressive kitchen diner, fitted with shaker-style wall and base units, a breakfast bar, and offering a wonderful space for both everyday living and entertaining. The sink is perfectly positioned within a bay-style window overlooking the courtyard garden, while a further large window in the dining area allows natural light to flood the space. Leading off the kitchen is access to the converted garage, now providing a generous utility area, currently used as a games room, along with a useful additional storage space to the front.

To the first floor, the accommodation continues to impress, with the same level of tasteful presentation throughout. The primary bedroom is positioned to the front and benefits from built-in wardrobes, while a second double bedroom sits to the rear. A third bedroom, also to the front, offers versatility as a home office or nursery. The bathroom, fitted with a shower over the bath, along with a separate WC, completes this floor.

Externally, the property offers a driveway providing parking for multiple vehicles. To the rear is a quaint and private courtyard garden, creating a lovely space to enjoy a morning coffee or alfresco dining in the warmer months.

A beautifully presented home in a sought-after location, early viewing is highly recommended to fully appreciate all that is on offer.

