

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



GROUND FLOOR
59.4 sq.m. (59.4 sq.m.) approx.

1ST FLOOR
42.7 sq.m. (39.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of this floor plan, measurements of rooms and any other areas are approximate. It is recommended that you obtain a professional survey of the property for more detailed information. The floor area and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. The purchaser is advised to verify the accuracy of the floor plan and any other information shown here and not rely on it as a guarantee as to the accuracy of the floor plan.

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.

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.

