

- Freehold
Council Tax Band - C

439 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR

13'0" x 12'3"
4.0m x 3.7m

14'10" x 11'4"
4.5m x 3.5m

9'10" x 9'0"
3.0m x 2.7m

14'10" x 13'0"
4.5m x 4.0m

10'9" x 9'3"
3.3m x 2.8m

9'10" x 9'0"
3.0m x 2.7m

SHOWER ROOM

UP

DOWN

439 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR

499 sq.ft. (46.4 sq.m.) approx.

GROUND FLOOR

13'1" x 4'9"
4.0m x 1.4m

13'0" x 12'3"
4.0m x 3.7m

14'10" x 11'4"
4.5m x 3.5m

9'10" x 9'0"
3.0m x 2.7m

5'0" x 7'0"
1.5m x 2.1m

UP

DOWN

499 sq.ft. (46.4 sq.m.) approx.

GROUND FLOOR



Northcote Avenue
Holgate, York
YO24 4JD

£425,000

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Located on the quiet and popular cul-de-sac of Northcote Avenue in the sought-after area of Holgate, this much loved and extended family home occupies a generous plot and is offered to the market with no onward chain. Ideally positioned just a short distance from York city centre and the train station, the property also benefits from easy access to a range of local amenities, making it well suited to a variety of buyers.

Internally, the accommodation begins with an entrance hall leading through to a spacious living room positioned at the front of the property, enhanced by a large bay window which allows natural light to flood the room. Adjacent is the dining room, generous in size and featuring a range of bespoke built-in storage crafted by the previous owner. Beyond this the kitchen, fitted with an array of wall and base units providing ample storage and worktop space, which in turn opens into a conservatory overlooking the rear garden.

To the first floor are three well proportioned bedrooms, with the principal bedroom located to the front and benefitting from built-in storage and a further large bay window, along with a three piece shower room.

Externally, the property enjoys a wonderful plot with an open aspect to the rear, featuring well maintained gardens predominantly laid to lawn with planted borders, walkways and low maintenance gravel areas. To the front, there is driveway parking for several vehicles along with access to a single detached garage.

Sure to be popular on the market, and offered with no onward chain, early viewing is highly recommended to fully appreciate the space, location and potential this home has to offer.

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