



Hamilton Drive East, Holgate, York

£310,000

**Stephensons**  
estate agents & chartered surveyors

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Hamilton Drive East,  
York YO24 4EE

Est. 1871

£310,000

Situated in the highly sought-after and ever-popular area of Holgate, this modernised three-bedroom townhouse offers an exceptional opportunity for first-time buyers, professionals, and growing families alike.

### Holgate

Holgate is a highly regarded residential area to the west of York, popular for its convenient location and strong sense of community. Offering a range of local amenities including shops, schools, and cafes, it is well-suited to families and professionals alike. The area provides excellent transport links, with easy access to York city centre, the railway station, and major road networks, making it ideal for commuters. With a mix of green spaces and nearby riverside walks, Holgate combines suburban comfort with close proximity to the historic heart of York.



Tenure: Freehold.  
Broadband Coverage: Up to 1000\* Mbps download speed.  
EPC Rating: D - 67  
Council Tax: B - City of York  
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



Thoughtfully updated throughout, the property seamlessly blends contemporary style with comfortable living, and further benefits from gas-fired central heating, double glazing, and the added advantage of being offered for sale with no forward chain.

Upon entering the home, you are welcomed by an entrance lobby, which provides access to the staircase leading to the first floor, along with a doorway into a warm and inviting sitting room. This charming living space enjoys a large bay window to the front elevation, creating a bright yet cosy atmosphere perfect for relaxing or entertaining. To the rear of the sitting room, a door opens into a modern open-plan kitchen diner. Designed with both style and functionality in mind, this space features an extensive range of contemporary units, a central island ideal for socialising, and ample room for a full dining table.

The first floor hosts two generously sized double bedrooms, each offering comfortable and versatile accommodation, along with a well-appointed house bathroom. A further staircase leads to the second floor, where the property's impressive loft conversion has been transformed into a spacious principal bedroom complemented by its own en suite shower room.

Externally, to the front, there is a driveway alongside a gravelled area providing convenient off-street parking. To the rear, you'll find a detached garage and thoughtfully landscaped garden, designed for low maintenance and year-round enjoyment. Featuring artificial grass and a patio seating area, it offers the perfect setting for outdoor dining, entertaining, or kids to play

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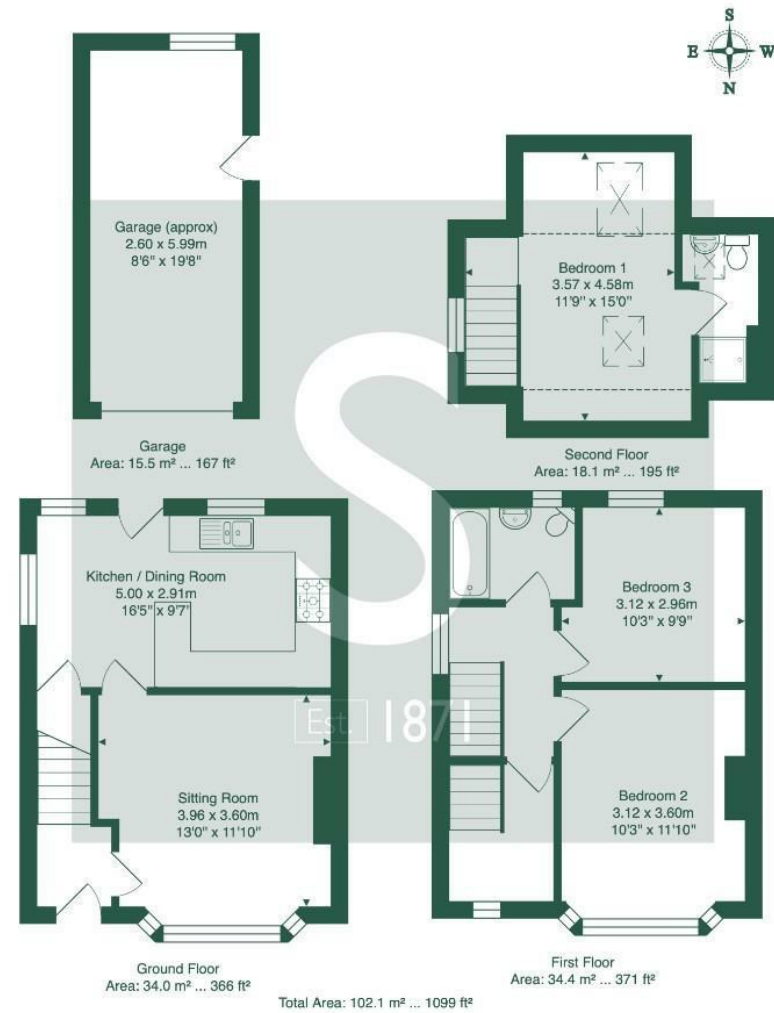
## Partners:

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All measurements are approximate and for display purposes only.  
Actual position of fixtures, windows and doors may not be accurate and should be independently verified.