Ashtons

Campbell Avenue, Holgate, York, YO24 4LA

Campbell Avenue
Holgate, York
YO24 4LA

Asking Price £300,000

3 1

A traditional three bedroom semi detached house with a tandem garage, driveway and mature west facing rear garden. Offered with vacant possession and no onward chain, the property would benefit from modernisation and provides an excellent opportunity for a purchaser to create a home suited to their own tastes.

The accommodation is entered through a front porch which opens into a central entrance hallway. To the front is a spacious living room featuring a bay window, while to the rear is an open plan dining kitchen overlooking the garden.

To the first floor are three bedrooms, comprising two doubles with fitted wardrobes and a single bedroom, together with a three piece family bathroom.

Externally, the property has a front garden and driveway providing off street parking and leading to a tandem garage. To the rear is a mature west facing garden, offering an attractive and private outdoor space which benefits from the afternoon and evening sun.

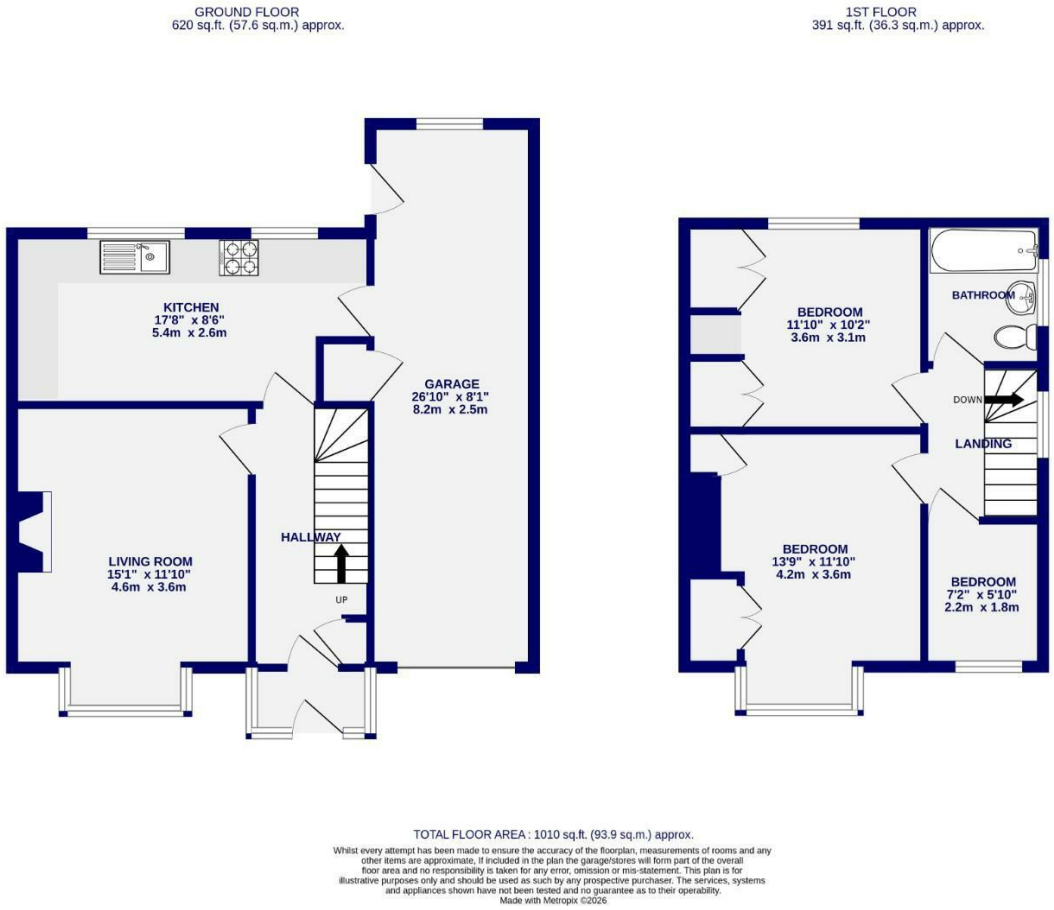
The property is offered with vacant possession and no onward chain.

FAMILY

Campbell Avenue
Holgate, York
YO24 4LA

Freehold
Council Tax Band - C

- Three Bedroom Semi Detached House
- Open Plan Dining Kitchen
- Tandem Garage & Driveway
- Mature West Facing Garden
- In need of modernisation
- Vacant Possession And No Onward Chain
- EPC C



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.

Ashtons

T: 01904 659222 E: york@ashtonsnet.com www.ashtonsnet.com 1 Bootham, York, North Yorkshire, YO30 7BN