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# Hobgate, York

£600,000



Coming to the market in the first time in over 50 years and situated on the ever-popular Hobgate, just moments from York's historic centre, this sizeable three bedroom semi-detached home offers generous proportions throughout, a private driveway, and a detached garage — all in a prime residential setting.

A particularly impressive feature is the large entrance hall with its sweeping staircase, setting the tone for the scale and character found throughout the property. The ground floor includes a substantial living room with large front-facing window, a separate dining room, and a kitchen extended by the current owners, creating a notably larger and more versatile space. The property presents an excellent opportunity for buyers to modernise, reconfigure, or extend further (subject to planning) and truly make their mark — including the potential to convert or extend into the loft (STP).

Upstairs, there are two generous double bedrooms, a comfortable single, and a family bathroom with separate WC.

Externally, the home benefits from a private driveway, detached garage, and a rear garden offering superb potential for landscaping or further development (STP).

Hobgate remains one of York's most desirable addresses, offering easy access to the city centre, railway station, and highly regarded local schools.

Offered with no onward chain. Early viewings recommended.

Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026  
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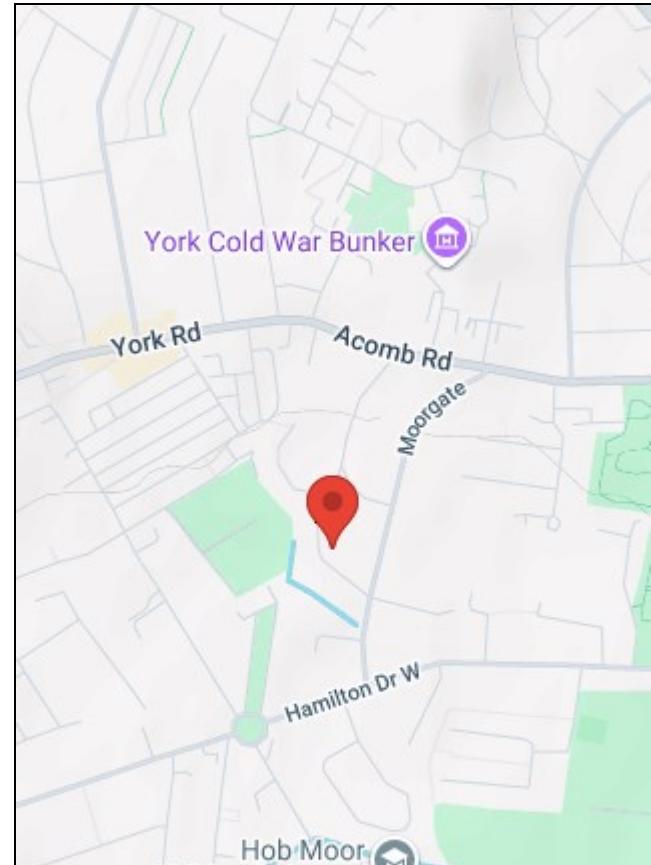
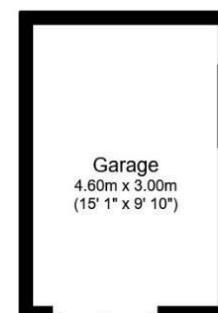
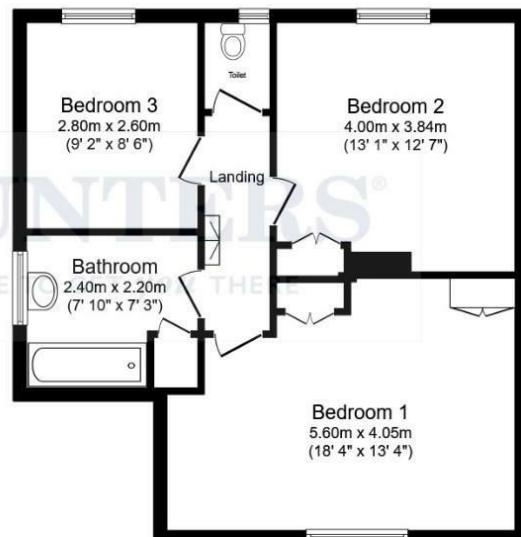
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## KEY FEATURES

- Sizeable Three Bedroom Semi-Detached Home
- Generous Proportions Throughout
  - Potential To Extend (STP)
- Impressive Entrance Hall And Sweeping Staircase
- Driveway, Detached Garage And Private Rear Garden
  - No Onward Chain
  - Council Tax Band D







Total floor area 139.9 sq.m. (1,506 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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