

- Collingwood Avenue
Holgate, York
YO24 4JY



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£365,000

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An extended and beautifully presented three bedroom semi detached family home, situated in the highly sought after Holgate area of York. Offering generous and versatile accommodation throughout, the property benefits from a double storey side extension and occupies a convenient location within easy reach of York Railway Station, the city centre, excellent commuter links and a range of highly regarded schools including St Pauls Primary and Milthorpe Secondary. West Bank Park and Hob Moor are also just a short walk away.

The property is entered via a welcoming entrance hallway which leads through to a spacious living room featuring a bay window and attractive fireplace, creating a warm and inviting focal point. To the rear is a well appointed dining kitchen providing an excellent space for everyday family life and entertaining. Beyond the kitchen is a useful utility room with access to the integral garage/workshop.

To the first floor are three well proportioned double bedrooms. The impressive principal bedroom benefits from fitted storage and a stylish ensuite bathroom, whilst a useful study area has been created on the landing, ideal for those working from home. A modern family bathroom serves the remaining bedrooms.

Externally, the property offers a gavelled driveway providing off street parking together with access to the integral garage. To the rear is a private enclosed garden, predominantly laid to lawn, creating an excellent space for families and outdoor entertaining.

Combining generous living accommodation with an excellent location, this superb family home offers easy access to York city centre whilst enjoying the benefits of a well established residential setting.

