

- Freehold  
Council Tax Band - B

704 sq.ft. (65.4 sq.m.) approx.

The Ground Floor plan shows a large Living Room (17'10" x 11'9") with a fireplace and access to a rear garden. To the left is a Kitchen/Diner (14'6" x 10'1") with a kitchen unit and a bay window. A central Hall provides access to a Bathroom, two Bedrooms (13'10" x 8'6" and 12'2" x 10'1"), and a rear garden. The plan also shows a front garden and a driveway.

**GROUND FLOOR** (65.4 sq.m.) approx.

LIVING ROOM 17'10" x 11'9"  
5.4m x 3.6m

KITCHEN/DINER 14'6" x 10'1"  
4.4m x 3.1m

HALL

BEDROOM 13'10" x 8'6"  
4.2m x 2.6m

BEDROOM 12'2" x 10'1"  
3.7m x 3.1m

BATHROOM

704 sq.ft. (65.4 sq.m.) approx.





Hamilton Drive  
Holgate, York  
YO24 4NX

£300,000



Ashtons Estate Agents are delighted to present this wonderful two bedroom semi-detached bungalow to the market. Nestled in the highly sought-after residential area of Holgate, it sits opposite the picturesque Westfield Bank Park and backs onto the green open space of a sports field and Hob Moor beyond, ideal for park walks. The property is conveniently located within walking distance of the city centre and train station, and is close to all the amenities Acomb has to offer, including local shops, cafés, and popular eateries. It is also within easy reach of highly regarded schools, sports facilities, and local bus routes into York. The outer ring road is a short drive away for further commutes.

Upon entering the bright and welcoming hallway, it's immediately clear that this home has been meticulously maintained and beautifully presented throughout. To the rear of the property is a spacious, light-filled living room with patio doors leading to a private, leafy garden, which backs onto further green space, perfect for enjoying a peaceful morning coffee or entertaining guests. Adjacent to the living room is a modern kitchen diner, featuring a shaker-style range of base and wall units, with ample space for a dining table and delightful views over the rear garden.

Both bedrooms are located at the front of the property. The primary bedroom boasts a charming bay window that allows natural light to flood the room, enhancing its warm and inviting atmosphere. Both bedrooms also feature fitted wardrobes.

Externally the property benefits from driveway parking for two cars at the front, while the rear garden offers a decked patio area – ideal for indoor-outdoor living and summer entertaining. This lovely bungalow is perfectly situated for those seeking a quiet residential lifestyle with easy access to the city the green spaces and local amenities. Viewing is highly recommended to fully appreciate the quality and charm of both the home and its location.

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