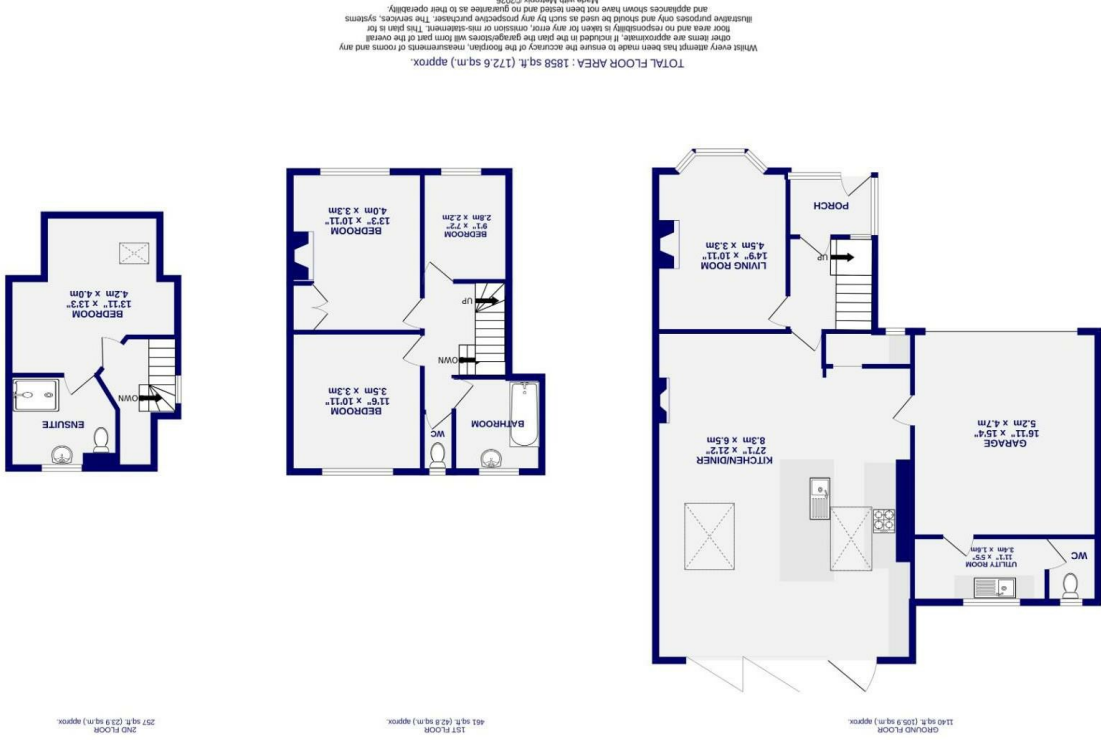


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- Substantially Extended & Fully Renovated Semi Detached Home
- Four Bedrooms Including Loft Conversion With Ensuite
- Open Plan Kitchen Dining Living Space With Feature Island
- Double Garage, Utility Room & Ground Floor WC
- Landscaped Rear Garden With Decking
- Driveway Parking & EV Charger
- EPC D

Freehold
Council Tax Band - D

Moorgate Holgate, York YO24 4HN



Moorgate
Holgate, York
YO24 4HN

£750,000



A superbly renovated and extended semi detached home set in the highly sought after Holgate area, offering stylish and versatile living accommodation finished to a high standard throughout. Having been significantly improved by the current owners since their purchase in 2019, the property has been thoughtfully redesigned to suit modern family living.

The property is entered via a front porch leading into a central hallway. To the front is a well proportioned living room featuring a bay window and log burning stove, creating a cosy and characterful space. To the rear, the property has been opened up to form an impressive open plan living dining kitchen, centred around a feature island and enhanced by roof lanterns and a fireplace, providing a bright and sociable space ideal for both everyday living and entertaining. Completing the ground floor is a utility room, ground floor WC and access to the double garage.

To the first floor are three well proportioned bedrooms, a modern family bathroom and a separate WC. The second floor has been converted in 2023 to create a spacious double bedroom with a contemporary three piece ensuite shower room, adding further flexibility and value to the home.

Externally, the property benefits from a front garden and driveway leading to the double garage. To the rear is a landscaped garden with a large decked seating area and mature planting, offering an ideal space for outdoor dining and relaxation.

Located in Holgate, the property is ideally positioned for access to York Railway Station and the city centre, as well as a range of local amenities and well regarded schools. Having undergone a full programme of improvement including reconfiguration, refurbishment and loft conversion, this is a ready to move into home offering space, quality and location in equal measure.

