



Ashtons

Grantham Drive, Holgate, York, YO26 4UE

Grantham Drive
Holgate, York
YO26 4UE

Asking Price £450,000



Located within the popular residential area of Holgate, and within walking distance of York city centre, railway station and the varied local amenities Acomb has to offer, is this three bedroom semi detached home. Built circa 1930, this property boasts a generous bay window and sits on a spacious plot allowing for further potential to extend (subject to relevant planning permissions). This property, given its size and location, could make a wonderful family home, and offers the added benefit of no onward chain.

Internally the property comprises an entrance hallway which leads into two reception areas. As the rooms have been opened up into one area, the windows to the front and rear allow natural light to flood through. The modern kitchen is to the rear and offers ample storage by way of contemporary wall and base units, which house integrated appliances. The kitchen also provides access out to the mature and landscaped rear garden.

On the first floor are three well proportioned bedrooms, with two doubles and one smaller single. The internal accommodation is completed by the three piece bathroom and downstairs w.c.

Externally is off street parking for multiple vehicles and a single garage which can also be accessed from the rear garden. The rear garden is beautifully landscaped over different levels, and consist of lawn, patio and gravel areas. Private in nature, this garden is perfect to be enjoyed in the summer months.

Offered with no onward chain, with wonderful family home should be viewed to appreciate all that is on offer.

Council Tax Band C



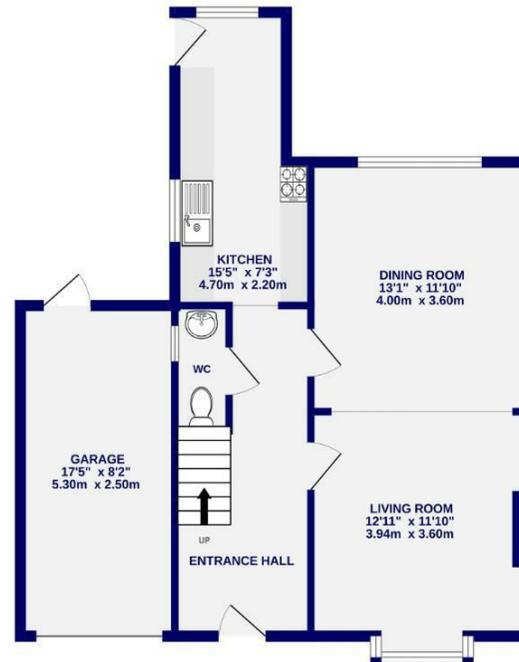


Grantham Drive Holgate, York YO26 4UE

Freehold
Council Tax Band - C

- Semi Detached Home
- Three Bedrooms
- Landscaped Garden
- Popular Residential Area
- Offered NO CHAIN
- EPC D

GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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.