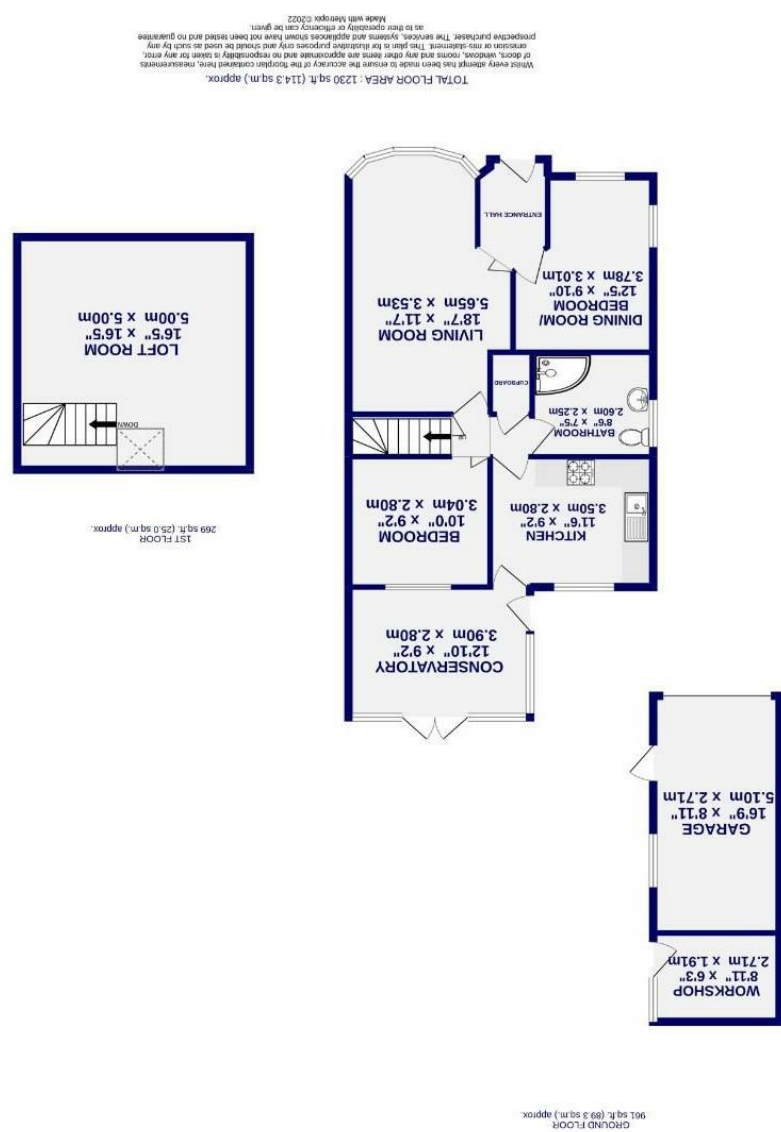


Important notice: In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute parts of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Hamilton Drive Holgate, York YO24 4NX

Freehold
Council Tax Band - B

- Semi detached Bungalow
- Two Bedrooms
- South Facing Garden
- Sought After Location
- Loft Room
- Conservatory
- Garage
- EPC E



Hamilton Drive
Holgate, York
YO24 4NX

Offers Over £270,000



Located in Holgate is this spacious two bedroom semi detached bungalow with a SOUTH facing garden. This property has been a much loved home and has the potential for further development.

The property briefly comprises an entrance hall leading through to the main reception room. A bay window to the front allows light to flood through and really brightens the space. Off the reception room is the kitchen which offers a good amount of storage with multiple wall and base units. A conservatory is found at the rear which is most convenient as it offers another reception space. Whilst one of the rooms at the front of the property is currently used as a dining room, it provides enough space to be utilised as the second bedroom. The main bedroom is located to the rear of the property. A house bathroom finishes the downstairs accommodation.

A loft room has been created upstairs which offers additional space for any buyers to use at their wish, whilst maintaining storage by way of the eaves.

Externally the property boasts a deceptively large south facing rear garden which is both lawned and patioed. A single detached garage offers additional storage with a workshop located at the rear. Council Tax Band B. Ample off street parking is also available by way of a driveway.

Council tax band B

