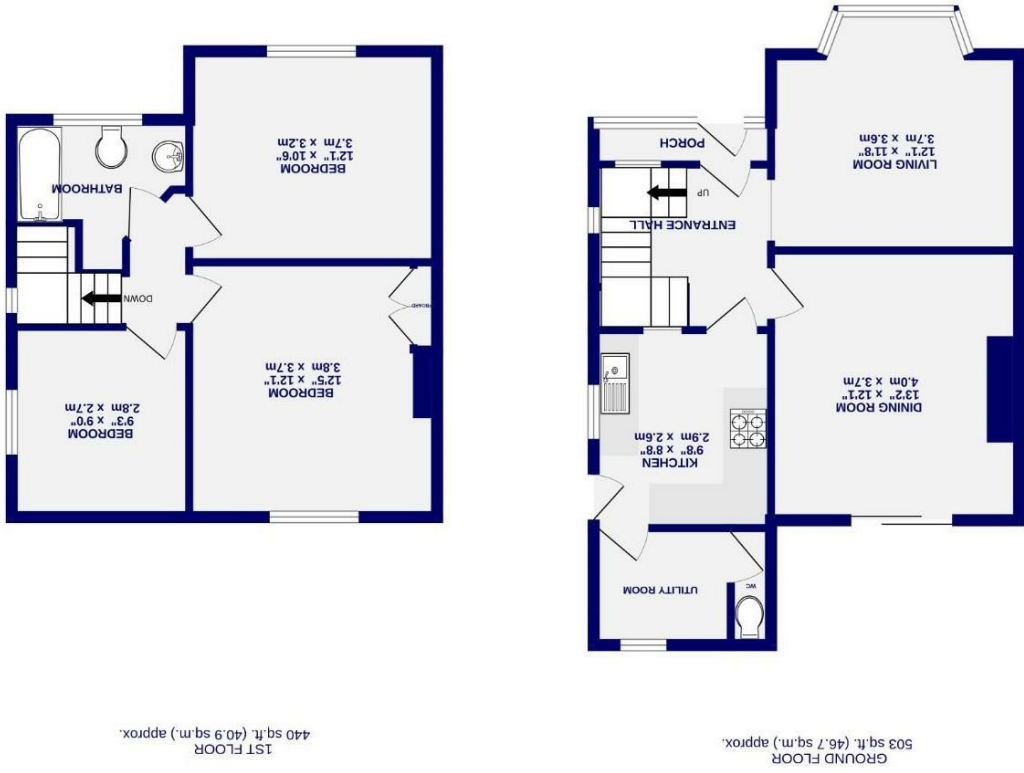


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# Boroughbridge Road Holgate, York YO26 5RT

Freehold  
Council Tax Band - C

- Well Presented Semi-Detached Home
- Three Double Bedrooms
- Position On Boroughbridge Road
- Set Proud On Generous Plot Elevated
- Spacious Flexible Living Accommodation
- Popular Location
- Private Front & Rear Gardens
- Driveway Parking
- EPC C



Boroughbridge Road  
Holgate, York  
YO26 5RT

£375,000

 3  1

Located in the popular residential area of Acomb, to the west of York and within the school catchment for Manor Church of England Academy, is this well-presented and well-maintained three-bedroom semi-detached home. Positioned on Boroughbridge Road, this traditional property stands proud and elevated on the street, set on a generous plot, and offers an excellent opportunity for first-time buyers or families, while also providing potential for future updating or extension, subject to the necessary planning permissions.

This charming home provides spacious and flexible accommodation in a highly sought-after location. Set to the west of York, it is ideally placed for easy access to the city centre, the Outer Ring Road, local schools, and the wide range of amenities Acomb has to offer.

The property welcomes you with a bright and inviting entrance hall, setting the tone for the rest of the home. To the ground floor are two generously sized reception rooms, each offering flexible living space for relaxing, entertaining, or family time. The modern fitted kitchen is thoughtfully designed with plenty of storage and worktop space, seamlessly connecting to a practical utility room and convenient WC..

On the First Floor there are three well-proportioned bedrooms, including a third bedroom that is unusually larger than the others and easily accommodates a double bed, offering versatile space for family, guests, or a home office. A well presented family bathroom completes the first floor, providing a contemporary and comfortable space for the household.

Externally, the property benefits from private front and rear gardens, a driveway to the rear providing convenient parking, and three useful wooden storage sheds.

Set on a good-sized plot this charming home combines traditional character with modern comfort. Early viewing is highly recommended to fully appreciate all that is on offer

