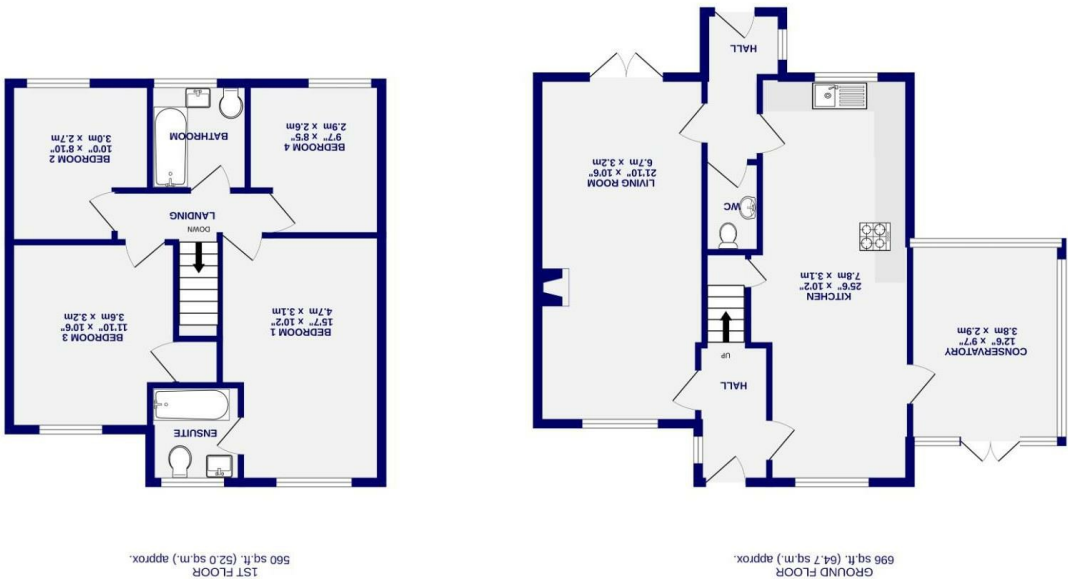




# Caroline Close Holgate, York YO24 4EQ

Freehold  
Council Tax Band - E

- Detached Family Home
- Gardens Across Three Aspects
- Overlooking Pretty Nature Area
- Perfect Family Home
- Driveway Parking
- Four Bedrooms
- EPC - C



GROUND FLOOR 696 sq. ft. (64.7 sq.m.) approx.  
1ST FLOOR 560 sq. ft. (52.0 sq.m.) approx.  
TOTAL FLOOR AREA: 1256 sq. ft. (116.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and no responsibility is taken for any error, omission or misstatement. This data 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. Made with Mapbox, 2024

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 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.

Caroline Close  
Holgate, York  
YO24 4EQ

£525,000

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Ideally placed for those who are looking for a family home close to central York, this property is not to be missed. Situated on a wonderful plot with gardens across three aspects, and views over a mature wild area, properties of such position rarely come to market. Caroline Close is located with Holgate, which is just a short distance from York city centre and train station, whilst being within touching distance of the varied amenities Acomb Front Street has to offer. Benefitting from a range of schools nearby, as well as plenty of green open spaces, such as Hob Moor and West Bank Park, this property makes an ideal family home.

Much loved for many years, this property comprises an entrance hall which leads into the open plan kitchen diner to the left. Comprising a range of shaker style wall and base units, this kitchen offers plenty of storage and worktop space, together with a range cooker and understairs pantry. A conservatory has been added over the years, which has created an extra reception space off this room. French doors from the conservatory lead to the rear garden. Across the hall is the living room, which benefits from windows across multiple aspects allowing light to flood through and French doors leading to the front patio. The ground floor accommodation is completed by the WC.

Upstairs are four well proportioned bedrooms, with the master bedroom, set to the rear of the property, overlooking the wonderful mature nature areas set beyond the property. Conveniently there is an ensuite off the master bedroom, in addition to the family bathroom on the landing.

Offering exceptional outdoor space, this property benefits from gardens across three aspects. Landscaped into zones, there is a patio area set to the front of the property. To the left hand side of the property is a lawned area.

