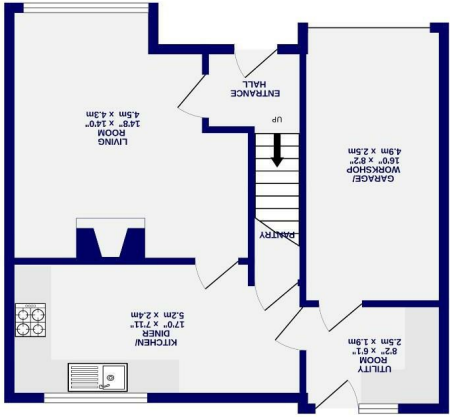


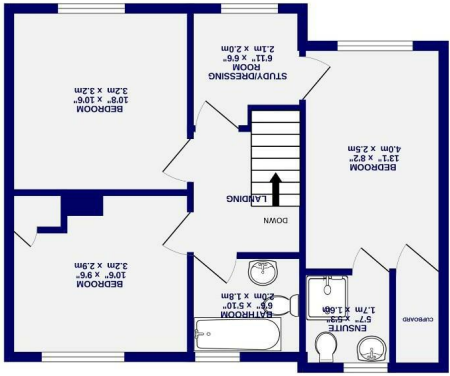
Collingwood Avenue
Holgate, York
YO24 4JY

Freehold
Council Tax Band - C

- Semi Detached Home
- Three Double Bedrooms and Study
- Kitchen/Diner & Utility Room
- Master with En Suite & Dressing Room
- Garden, Driveway & Garage
- Double Storey Side Extension
- EPC D



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.

TOTAL FLOOR AREA: 1026 sq.ft. (95.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is included in the plan the measurements taken from part of the overall floor area and no responsibility is taken for any discrepancy or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is for information only and does not constitute an offer. The plan is for information only and does not constitute an offer. The plan is for information only and does not constitute an offer.

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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

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£365,000

 3  2

An extended and beautifully presented three bedroom semi detached family home, situated in the highly sought after Holgate area of York. Offering generous and versatile accommodation throughout, the property benefits from a double storey side extension and occupies a convenient location within easy reach of York Railway Station, the city centre, excellent commuter links and a range of highly regarded schools including St Pauls Primary and Milthorpe Secondary. West Bank Park and Hob Moor are also just a short walk away.

The property is entered via a welcoming entrance hallway which leads through to a spacious living room featuring a bay window and attractive fireplace, creating a warm and inviting focal point. To the rear is a well appointed dining kitchen providing an excellent space for everyday family life and entertaining. Beyond the kitchen is a useful utility room with access to the integral garage/workshop.

To the first floor are three well proportioned double bedrooms. The impressive principal bedroom benefits from fitted storage and a stylish ensuite bathroom, whilst a useful study area has been created on the landing, ideal for those working from home. A modern family bathroom serves the remaining bedrooms.

Externally, the property offers a gavelled driveway providing off street parking together with access to the integral garage. To the rear is a private enclosed garden, predominantly laid to lawn, creating an excellent space for families and outdoor entertaining.

Combining generous living accommodation with an excellent location, this superb family home offers easy access to York city centre whilst enjoying the benefits of a well established residential setting.

