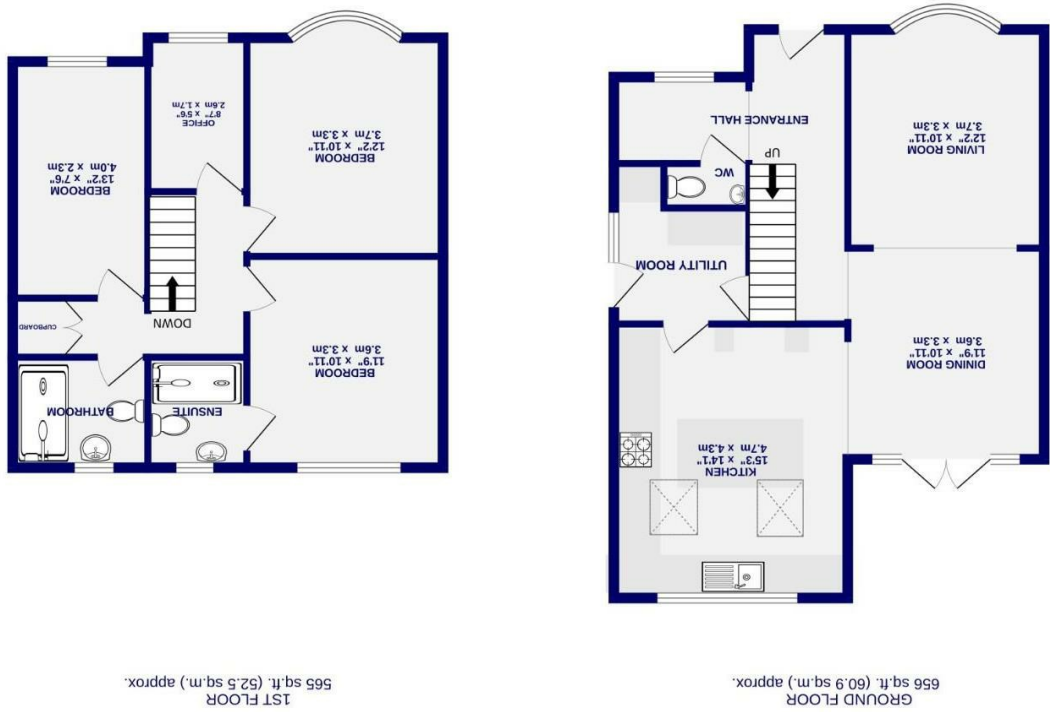


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- EPC TBC
- Popular Residential Area
- Landscaped Garden
- Driveway Parking
- Overlooking Local Park
- Two Bathrooms
- Four Bedrooms
- Semi Detached House

Freehold
Council Tax Band - C

New Lane
Holgate, York
YO24 4NT



New Lane
Holgate, York
YO24 4NT

£495,000

 4  2

Located in the popular residential area of Holgate, just to the west of York city centre, is this well-presented and extended semi-detached home offering generous and highly versatile accommodation. The property benefits from both a rear extension and a two-storey side extension, creating multiple reception spaces and well-balanced bedroom accommodation. Enjoying views over the attractive West Bank Park and within walking distance of York city centre, the train station and the wide range of amenities in Acomb, this is a home should not be missed.

Internally, a welcoming and spacious entrance hall provides access to a convenient ground floor WC and opens into a bright open-plan living and dining area, with French doors leading out to the patio and garden beyond. The heart of the home is the impressive open-plan kitchen diner, fitted with a range of modern navy wall and base units, complemented by stylish Walnut worktops and ample storage. Integrated appliances are neatly incorporated, with additional space available for freestanding appliances. A useful utility room sits just off the kitchen, offering further storage and direct access to the side passage and rear garden.

To the first floor are four well-proportioned bedrooms, two of which are comfortable doubles. The principal bedroom benefits from a modern three-piece en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property occupies a generous plot, with ample driveway parking to the front and an attractive, landscaped rear garden combining lawn and patio areas, all enclosed by established hedging and fencing. Likely to be highly sought after due to its excellent location and superb presentation, early viewing is strongly recommended.

Council Tax Band C

