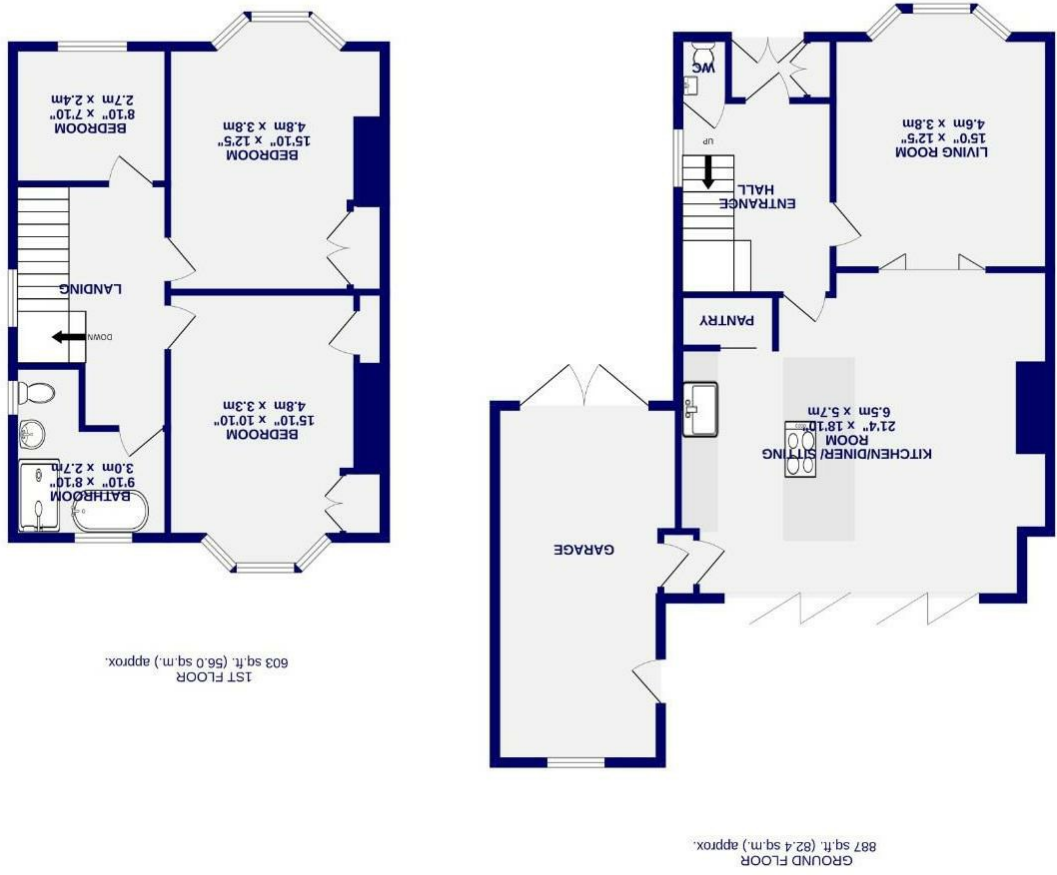


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- Semi Detached House
- Extensively Renovated
- Three Bedrooms
- Open Plan Kitchen Living Diner
- Driveway Parking & Garage
- Generous Rear Garden
- Ideal Family Home
- Downstairs WC
- Kitchen Pantry
- EPC D

Moorgate
Holgate, York
YO24 4HR
Freehold
Council Tax Band - D



Moorgate
Holgate, York
YO24 4HR

Offers Over £650,000

3 1

Located on one of York's most sought after streets in the popular residential area of Holgate, this beautifully presented and thoughtfully extended three bedroom semi-detached home is a rare find. Renovated to an exceptional standard with a no expense spared approach, the property is within walking distance of York city centre, the train station, Acomb's varied amenities, and a selection of well regarded schools.

Retaining an abundance of original features, including elegant panelled walls in the entrance hall, the property opens into a stunning open plan kitchen/living/dining space. This impressive heart of the home features bespoke shaker style wall and base units, a central island with luxurious quartz worktops, and full width bifold doors opening onto the west facing garden.

Also on the ground floor is a stylish formal living room with a large bay window allowing natural light to flood the space, along with a convenient downstairs cloakroom.

The first floor offers three well proportioned bedrooms. The two larger bedrooms both benefit from bay windows and built in storage, while the third serves well as a single bedroom, nursery, or home office. A beautifully appointed four piece family bathroom, with windows to two aspects, completes the internal accommodation.

Outside, the generous rear garden is predominantly laid to lawn with patio seating areas and a greenhouse at the far end, all enclosed by mature hedging and treelined boundaries for excellent privacy. A newly installed elevated decking area sits directly outside the bifold doors, providing a fantastic spot for evening dining or weekend relaxation.

To the front, a private driveway provides off-street parking for multiple vehicles and leads to a single garage with barn style doors and power.

A property offering character, space, and a superb location, early viewing is strongly advised.

Council Tax Band- D

