

With every floor plan, we've made it easy to sum up the details of rooms and any other features that are included in the plan. By simply adding up the square footage of rooms and any other features that are included in the plan, you can quickly determine the total square footage of the home.

34 sq ft. (3.10 sq m.) approx.  
1ST FLOOR

385 sq ft. (35.8 sq m.) approx.  
GROUND FLOOR

UP  
DOWN

4.6m x 2.6m  
15'1" x 8'5"  
BEDROOM

3.4m x 2.8m  
11'2" x 9'2"  
BEDROOM

2.4m x 1.8m  
7'10" x 5'11"  
BATHROOM

2.9m x 1.6m  
9'6" x 5'11"  
DINING ROOM

4.6m x 2.5m  
15'1" x 8'4"  
KITCHEN

4.2m x 3.6m  
13'9" x 11'10"  
LIVING ROOM

- Nursery Drive Holgate, York YO24 4PE
- Freehold Council Tax Band - B
- Two Bedroom Townhouse
- Recently Updated
- Ideal First Home
- Popular Residential Setting
- Close To CC & Train Station
- Enclosed Garden



Nursery Drive  
Holgate, York  
YO24 4PE

£240,000

 2  1

Located in the ever-popular residential area of Holgate, just west of York City Centre and within easy walking distance of York train station, is this recently updated two-bedroom townhouse. Enjoying excellent access to the wide range of amenities in nearby Acomb, as well as the green open space of West Bank Park, the property is likely to appeal to a variety of buyers, particularly first-time purchasers.

Inside, the accommodation begins with a generous living room to the front, enjoying an open outlook and plenty of natural light. To the rear sits the newly installed kitchen, fitted with a range of modern wall and base units, ample worktop space and integrated appliances. This room comfortably accommodates further furniture and leads through to a second reception room, currently used as a dining space but equally suitable as a well-appointed home office. Upstairs, there are two double bedrooms and a recently updated three-piece family bathroom.

Tucked away on a quiet cul-de-sac, the property enjoys a pretty front garden and a low-maintenance rear garden, enclosed by fenced boundaries and screened by mature conifers for added privacy. Sure to attract strong interest, early viewing is highly recommended.

Council Tax Band B

