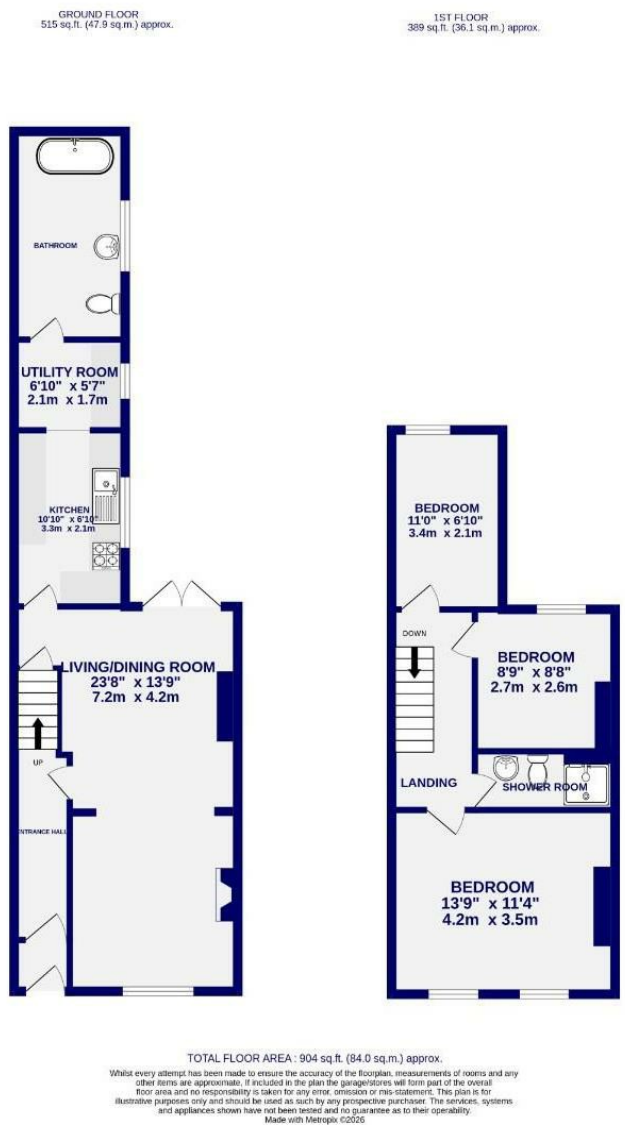
Berkeley Terrace
Holgate, York
YO26 4RT

Freehold
Council Tax Band - B

- Beautifully Presented, Turnkey Home
- An Ideal First Time Property Purchase
- Charming Period Features Combine With Spacious Accommodation
- Sought After Residential Area
- Three Bedrooms
- Two Bathrooms
- Enclosed Courtyard
- EPC - D



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£325,000

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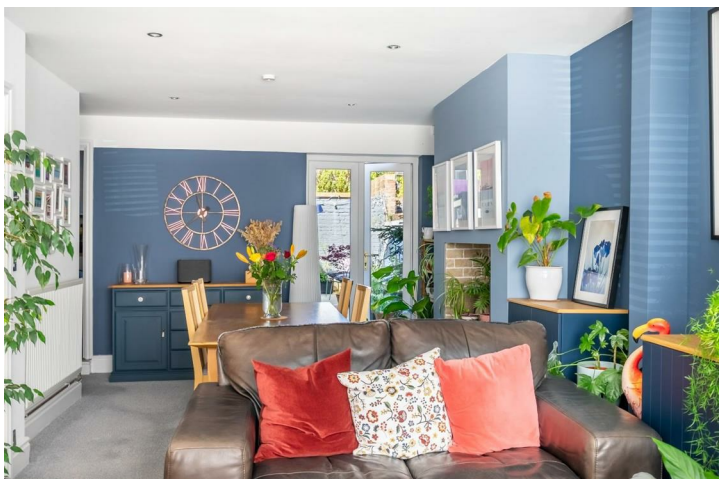
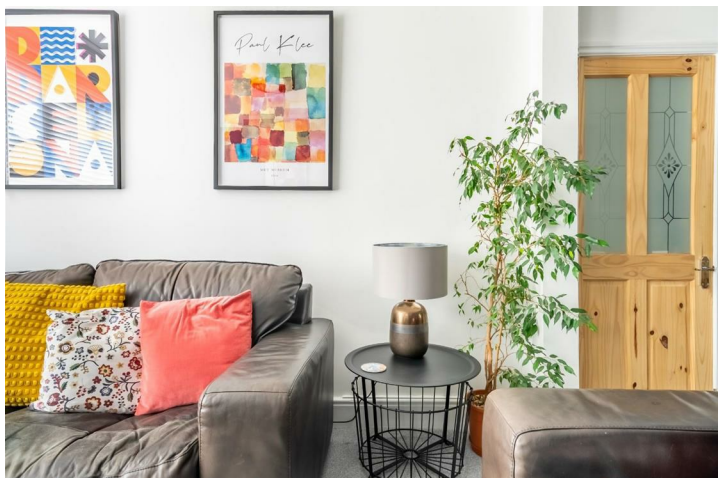
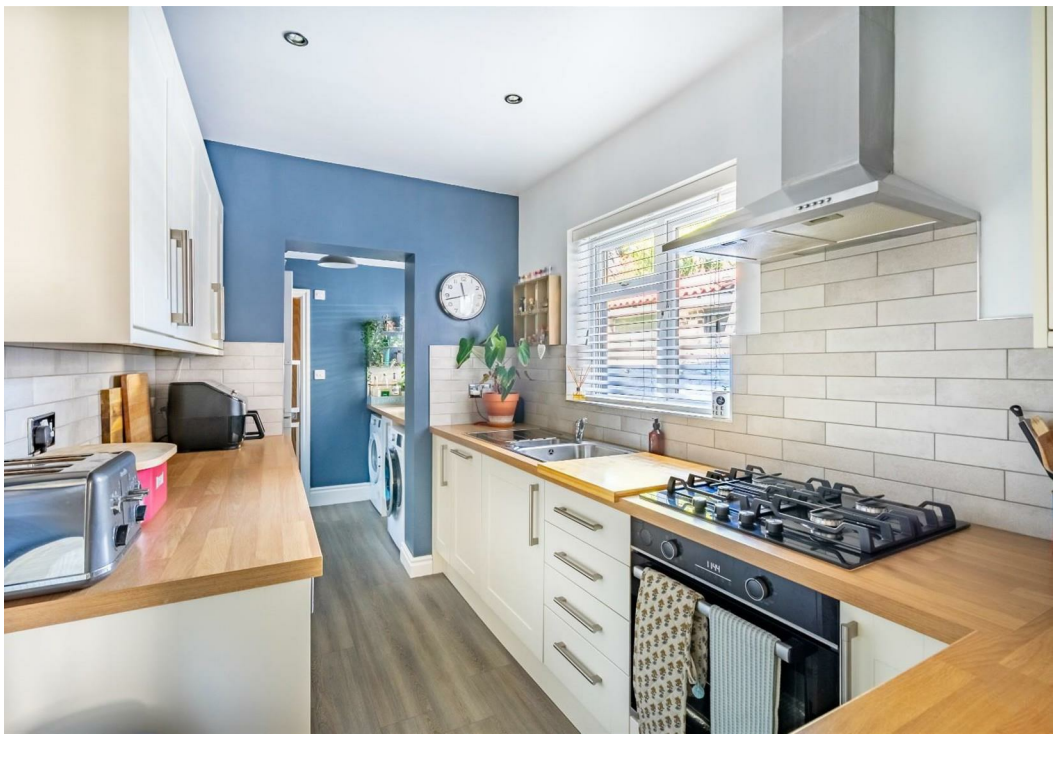
Located in the popular residential area of Holgate, positioned to the west of York, this beautifully presented period terrace home offers a wealth of original features alongside generous accommodation throughout. Within walking distance of York city centre, the train station, and the wide range of amenities available in nearby Acomb, the property makes an ideal first purchase and is ready to move into.

Internally, the accommodation begins with an entrance hall leading into a bright and spacious through reception room, with windows to both the front and rear allowing natural light to flood the space. This room beautifully showcases a number of character features, including ceiling coving, chimney breasts, and traditional detailing. To the rear is a fitted kitchen comprising a range of wall and base units, providing ample storage and worktop space, with the added benefit of a well-appointed ground floor bathroom positioned beyond.

To the first floor are three well-proportioned bedrooms, with the principal bedroom situated to the front and benefitting from twin windows that enhance the sense of light and space. The spacious landing also provides access to a modern three-piece shower room.

Externally, the property features an enclosed rear courtyard, accessed via a shared alleyway. Enjoying a westerly aspect, the courtyard is bordered by traditional brick walls, creating a private and low-maintenance outdoor space. To the front is a forecourt setting, with ample on-street parking available as the road is not permit restricted.

Offered in excellent condition and situated in a highly convenient location, this property is expected to attract strong interest, and early viewing is highly recommended.