



Cleveland Street
Holgate, York
YO24 4BS

£295,000



Located in the popular residential area of Holgate, a short walk to York railway station and the city centre, is this charming Victorian mid terrace home. Offering spacious living accommodation throughout, this property boasts three bedrooms and a south-west facing courtyard. Holgate is located to the west of York city centre and benefits from an abundance of local amenities and regular commuter links to the city and further afield. The Holgate community garden is nearby and is a focus for community gardening and events.

Internally is an entrance hall which leads firstly into the lovely front reception room with original wooden floorboards. Like the rest of the property, this room boasts original features such as flooring along with coving and skirting boards. The second reception room is further down the hall and features a grand open fireplace with wooden surround made from reclaimed railway sleepers. The current owner has installed french doors which lead out to the landscaped patio, allowing a huge amount light to flood through. Beyond is the stylish kitchen which offers ample storage and space for freestanding white goods, a small utility area and the recently updated three piece bathroom to the very rear.

Upstairs are two double bedrooms and a single, which could make an ideal single bedroom, nursery or study. The spacious landing offers an additional area for further storage if needed.

Externally is a beautifully landscaped rear courtyard with patio area and bordered flower beds. A purpose built storage area has been built to the rear and offers a great place to store bikes and bins.

A lovely property throughout in the most popular residential area, viewing is highly recommended.

Council Tax Band B





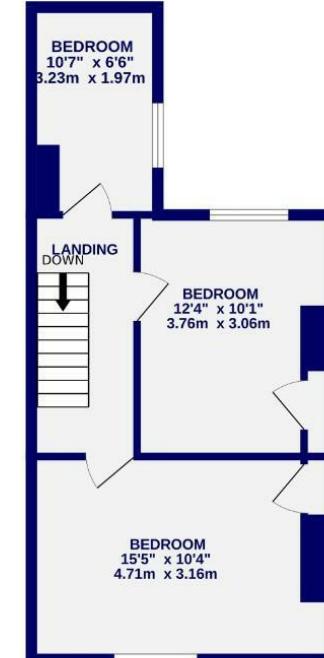
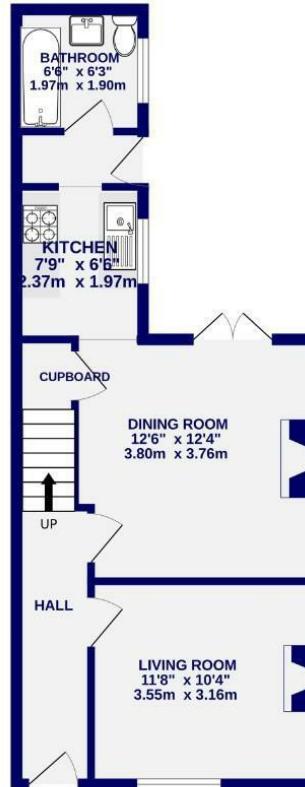
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Freehold
Council Tax Band - B

- Three Bedrooms
- Two Reception Rooms
- Beautifully Presented
- South-West Facing Courtyard
- Sought After Area
- Original Features
- Central Position
- EPC D

GROUND FLOOR
447 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. It is the responsibility of the purchaser to have the property surveyed and to have all services, systems and appliances shown have been tested and no guarantee as to their operability or efficiency can be given.
Meer-van-Mierlo (2022)

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