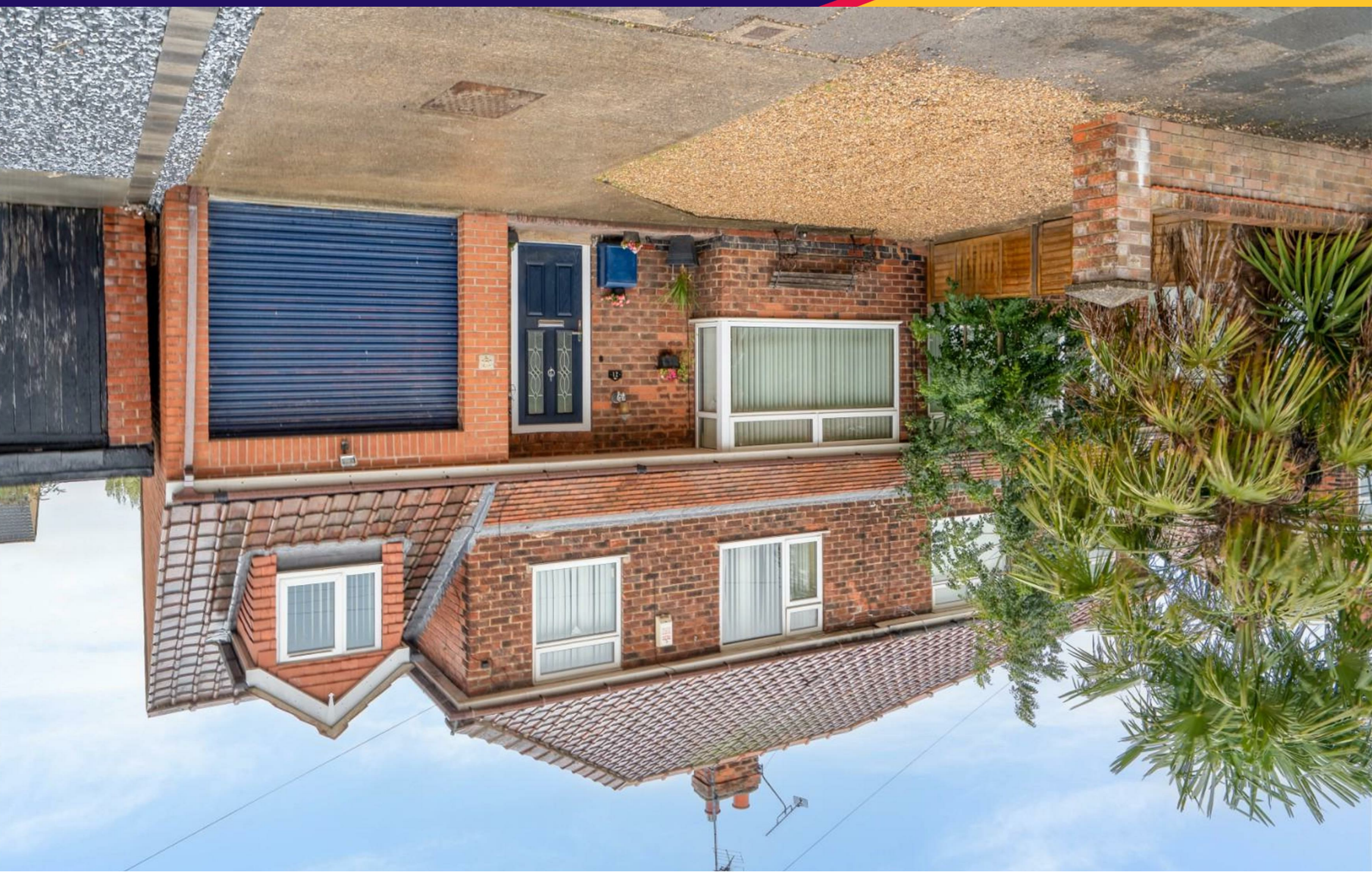
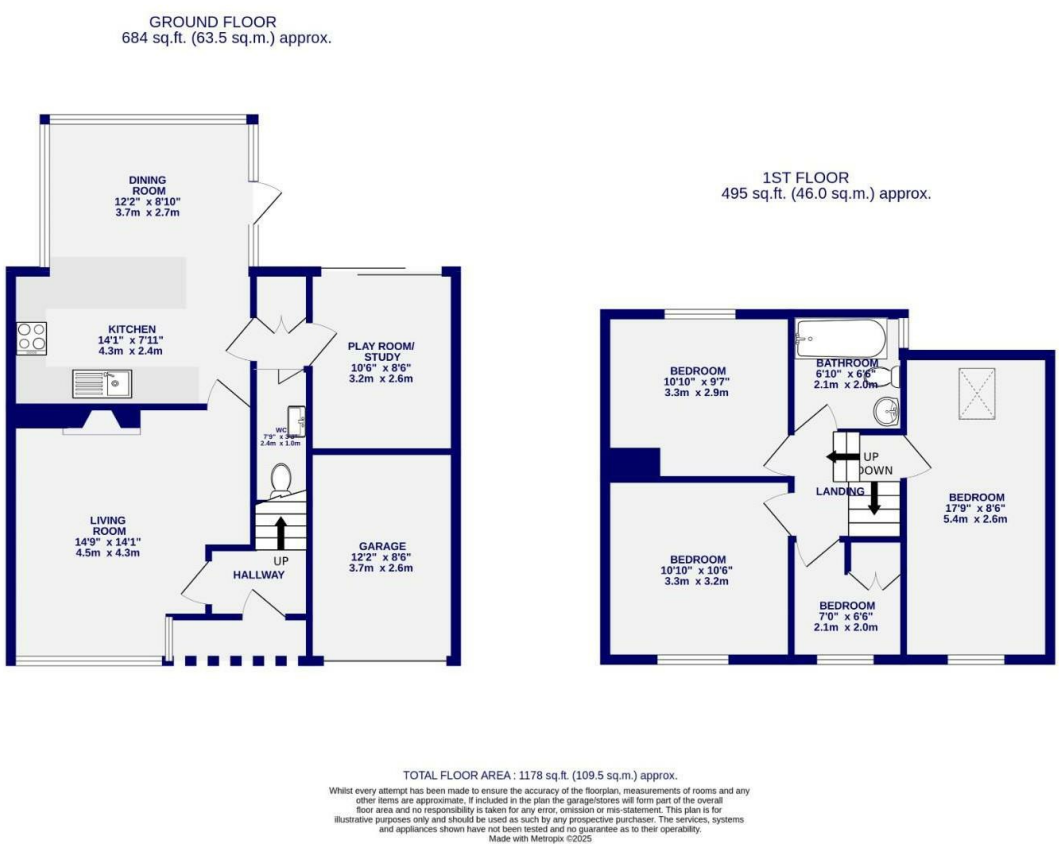


Collingwood Avenue
, York
YO24 4JY

Freehold
Council Tax Band - C

- Semi Detached Family Home
- Four Bedrooms
- Spacious Living Room
- Shaker Style Kitchen With Breakfast Bar
- Dining Space Within Bright Conservatory
- Ground Floor Versatile Study/Playroom
- Excellent Access To York Centre
- Popular Holgate Residential Location
- Parking For Multiple Cars
- EPC - TBC



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Collingwood Avenue
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£400,000

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This four-bedroom semi-detached home is situated in the popular residential area of Holgate, known for its excellent connections to York City Centre and York Railway Station. The area also offers easy access to local amenities including West Bank Park, Hob Moor Nature Reserve, and York Knavesmire. Families will appreciate the proximity to highly regarded schools such as Our Lady Queen of Martyrs Catholic Primary School.

Upon entering the property, you are welcomed by an entrance hall which leads into the substantial living room. Bathed in natural light from the squared bay window to the front, this room features a focal fireplace that adds to the ambience and sense of relaxation. Leading to the kitchen, which offers a stylish array of shaker-style wall and base units, complemented by a breakfast bar that looks into the dining conservatory, creating a bright and versatile space for the family to come together to relax or entertain. To the side and rear of the property is a further versatile room that could serve as a playroom, study, or hobby space. A downstairs WC completes this floor.

To the first floor are four bedrooms. One spans the full depth of the house with both front and rear views, two are double bedrooms, and one is a smaller room ideal for a nursery or home office. The house bathroom is set to the rear of the property and features a white suite with delicately patterned tiles and a shower over the bath.

Externally, to the front of the property there is parking for multiple cars and access to the integral garage. To the rear is a lawned garden with established borders and a brick patio area, ideal for entertaining and relaxing.

A viewing is highly recommended to fully appreciate all that this home and its location have to offer.

Council Tax Band - C