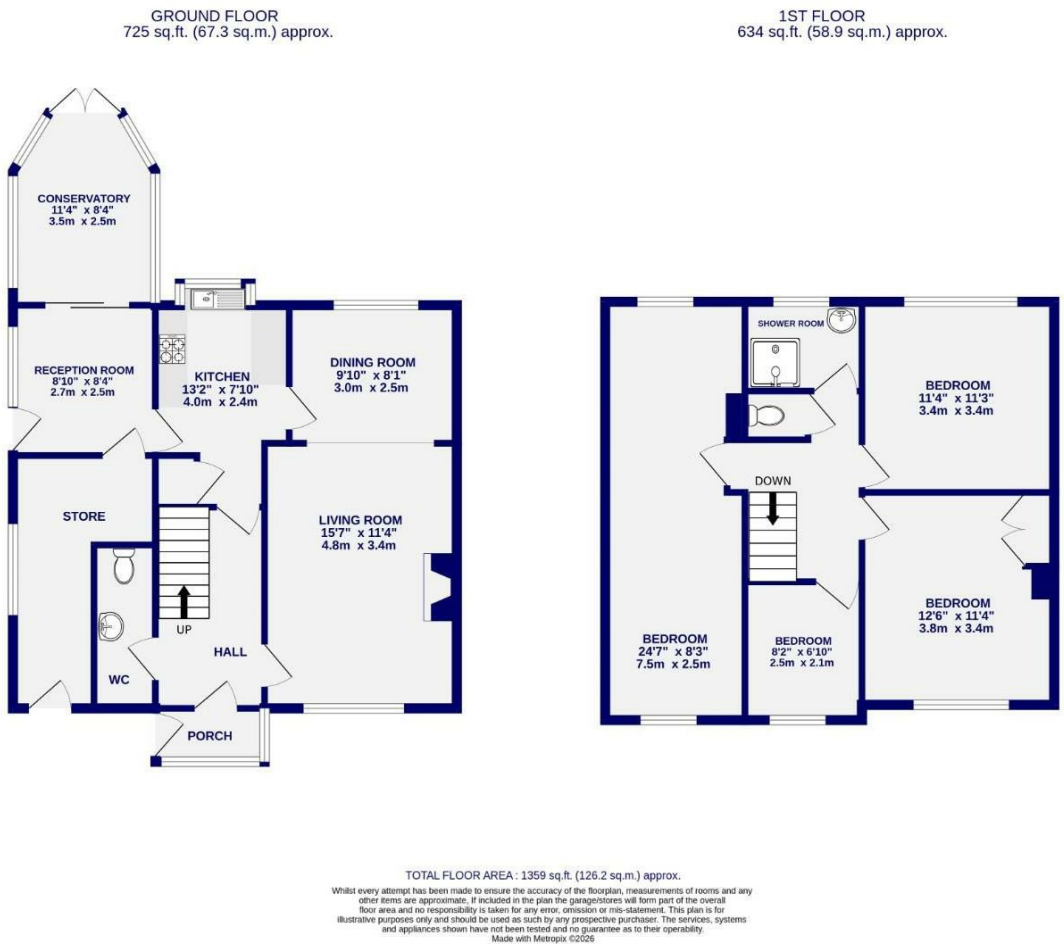


Heath Close
, York
YO24 4JX

Freehold
Council Tax Band - C

- Much-Loved Four Bedroom Home
- Quiet Holgate Cul-De-Sac
- Spacious Living And Dining Room
- Three Generous Double Bedrooms
- Close To Local Ameinaties
- Ground Floor WC And Store Room
- No Onward Chain
- Low-Maintenance Established Gardens
- Driveway Parking
- EPC - D



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Heath Close
, York
YO24 4JX

£340,000

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Ashtons Estate Agents are delighted to the market this much-loved four bedroom semi-detached family home, quietly tucked away in a cul-de-sac just off Holly Bank Road in the popular area of Holgate. Ideally positioned for York railway station and the city centre, with easy access to the outer ring road and an excellent range of local shops, cafés and eateries, this is a highly convenient setting for family life. Hob Moor walks and the York cycle path network are close by, together with highly regarded schools.

A welcoming entrance leads into the bright and spacious living and dining room, where a large front window floods the room with natural light. A charming brick archway creates a division between the living and dining areas, while retaining the lovely sense of flow and making this a sociable space for both everyday family life and entertaining. The dining room area leads through to the kitchen, which is fitted with a good range of wall and base units and enjoys a practical layout. Just off the kitchen is a versatile additional room, offering useful flexibility and the potential to suit a variety of needs, this leads to the conservatory nestled to the rear.

To the first floor are four well-proportioned bedrooms. The two original double bedrooms are positioned to the front and rear, while the third double bedroom is particularly impressive, spanning the depth of the property and offering generous space for bedroom furniture. The fourth bedroom sits to the front and would make an ideal nursery, single bedroom or home office. A family shower room and seperate WC completes the first floor.

Externally the front provides a drivway parking space complemented by established flower borders. To the rear, the garden has been thoughtfully designed for ease of maintenance, with gravelled and paved areas, established flower borders, pathways and seating areas to enjoy both sunshine and shade throughout the day, making this a lovely garden for relaxing or entertaining.







