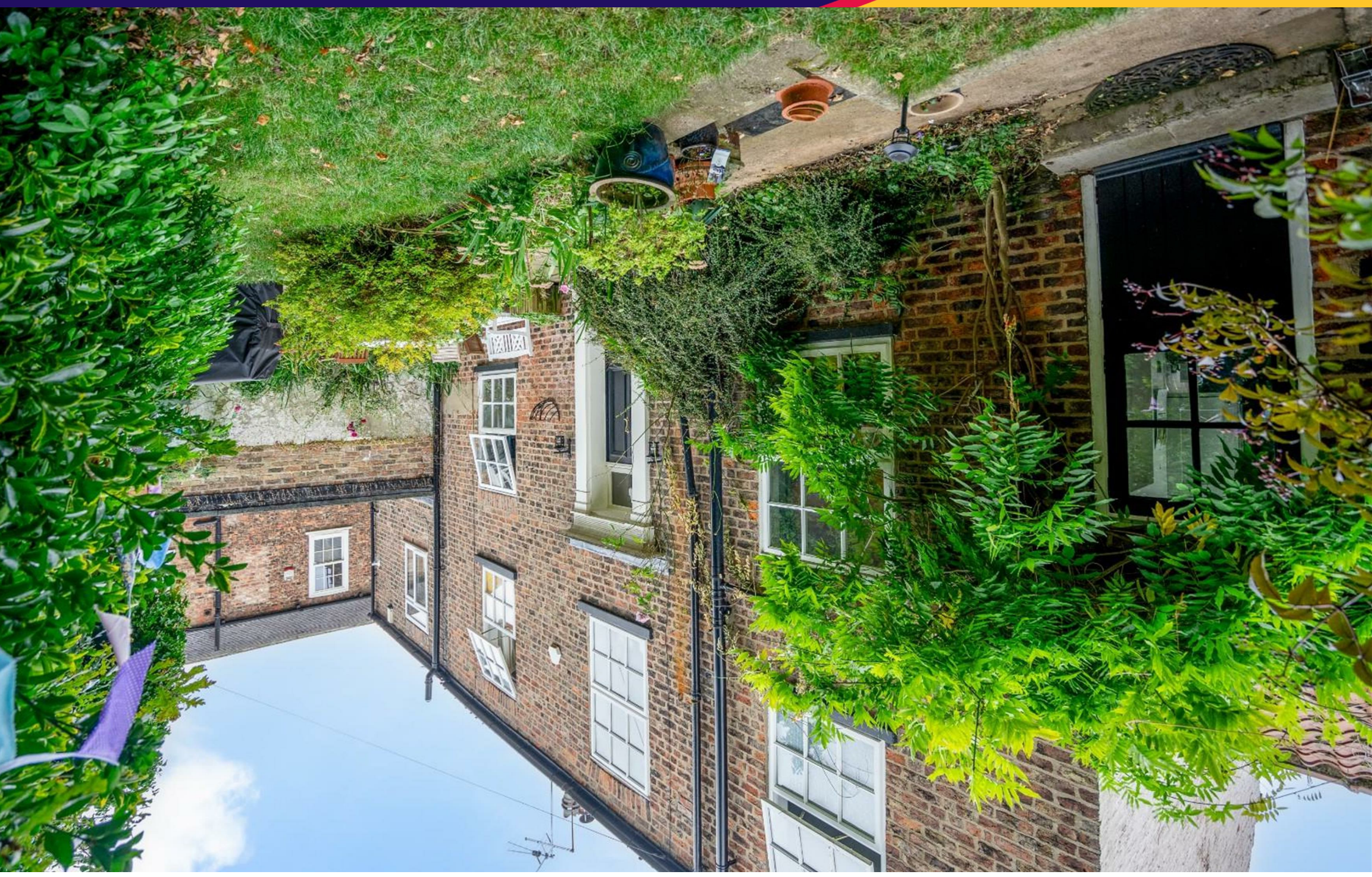
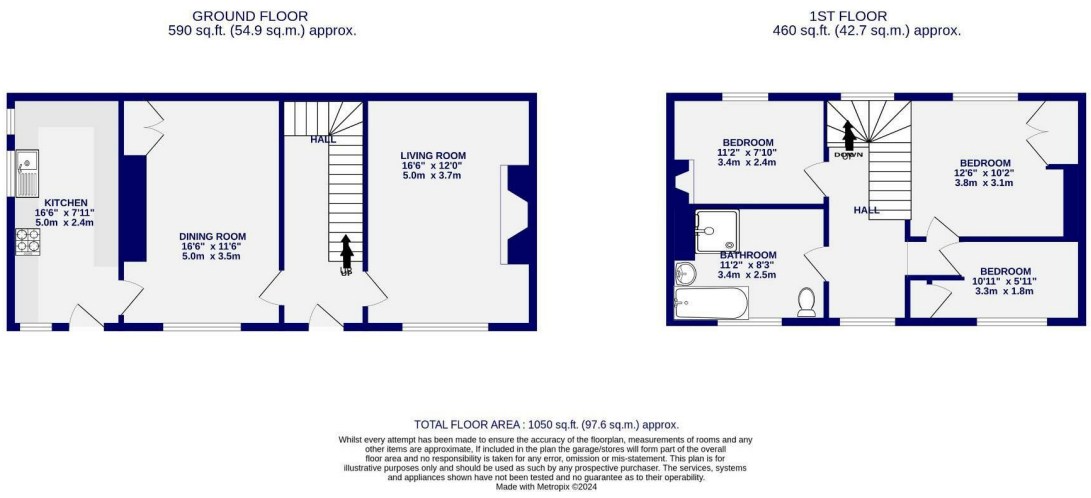


Park Lane
Holgate, York
YO24 4JQ

Freehold
Council Tax Band - D

- Georgian Semi-Detached House
- Walking Distance To Train Station & City Centre
- Three Bedrooms
- Two Large Reception Rooms
- Four Piece Family Bathroom
- Private Gardens
- Modern Kitchen
- Log Burner
- External Outbuildings
- EPC - D



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

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YO24 4JQ

£475,000

3 1

This stunning semi-detached property dating back to the 1800's is set in a most sought after location; well placed for access to York city centre as well as good transport links, the railway station and varied local amenities.

A much loved home, the accommodation is well presented and has been much improved by the current owners. To the ground floor is a newly fitted, modern kitchen with integrated appliances and space for white goods. A formal dining room is found on one side of the entrance hallway, with the large rooms and high ceilings this makes the perfect room for housing a large traditional dining table. With all picture rails and cornicing's still in tact, the property has been kept in line with the wooden sash windows and the rest of the character that this property offers. The other side of the tiled entrance hallway is the lounge in which a log burner creates a cosy atmosphere, which again coincides with the traditional features of this fantastic home.

Making your way up the grand staircase, we then find two double bedrooms and a third bedroom ideal for being used as a nursery/office. A four piece bathroom is also present which is the part of the house that may require some modernisation.

Externally, the property benefits from a private garden and patio area. Outbuildings are also available for external storage which completes the property.

Due to its unique nature, this property is sure to be popular and so early viewing is highly recommended.

Council Tax Band - D



















