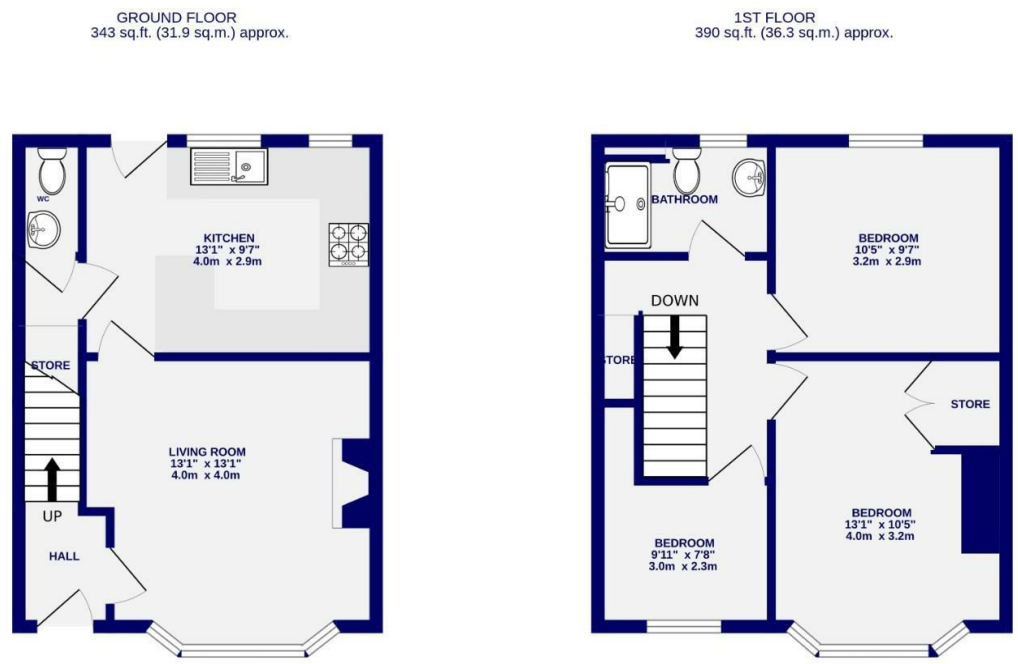


# Hamilton Drive East
# Holgate, York
# YO24 4EF

Freehold
Council Tax Band - B

- Three Bedroom Mid Terrace
- Two Generous Double Bedrooms
- Flexible Third Bedroom
- Kitchen With Dining Space
- Generous Lounge
- Private Paved Rear Garden
- Off Street Parking
- EPC - C




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# Hamilton Drive East

## Holgate, York

YO24 4EF

£325,000

3 1

This three bedroom mid terrace property offers well proportioned accommodation, off street parking for two cars and a private rear garden. The property is clean and well presented throughout, having been a much loved family home, and offers scope for modernisation.

The property opens into an entrance hallway, leading through to a spacious living room featuring a bay window to the front. The kitchen is well appointed and provides a bright and airy space, with an adjoining dining area offering access to the rear garden. The property benefits from uPVC double glazed windows throughout.

To the rear, there is a private paved garden with an outdoor shed, providing useful storage. Side access connects the front of the property to the rear garden.

Upstairs, there are two generous double bedrooms, with the principal bedroom benefiting from a bay window. The third bedroom offers flexibility for use as a home office or study. Completing the accommodation is a fully tiled three piece bathroom suite with shower.

To the front, the property benefits from off street parking for two cars.

Offering three bedrooms, off street parking and a private rear garden, this property provides an opportunity for buyers to modernise and personalise the accommodation.















