

£250,000

Wilton Rise, Holgate, YO24



- Three Bedrooms
- West Facing Garden
- Basement Storage Space
- Parking Space
- Walking of City & Station
- Modern Decor

Simon Says "Located within walking distance of York City Centre & the Railway Station, this three bedroom family home offers well proportioned living accommodation and a parking space"

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Entrance Hall

Upvc double glazed door, laminate flooring, staircase, radiator

Lounge

Upvc double glazed window, TV point, living flame gas fire, TV point, carpet, power points

Kitchen

A range of modern wall and base units, sink and drainer unit with mixer tap, plumbing for washing machine, space for dishwasher, spotlights, laminate flooring, power points, designer radiator, Upvc double glazed window

Rear Lobby

understairs storage cupboard, laminate flooring, staircase, Upvc double glazed door, wall mounted gas combination condensing boiler

Landing

Loft access, carpet, power points, airing cupboard

Bedroom 1

Upvc double glazed window, fitted wardrobes, storage cupboard, carpet, power points, radiator

Bedroom 2

Upvc double glazed window, carpet, power points, radiator

Bedroom 3

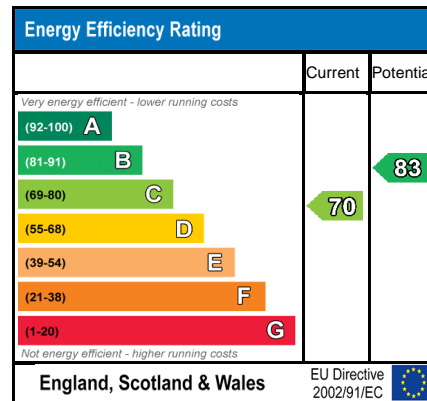
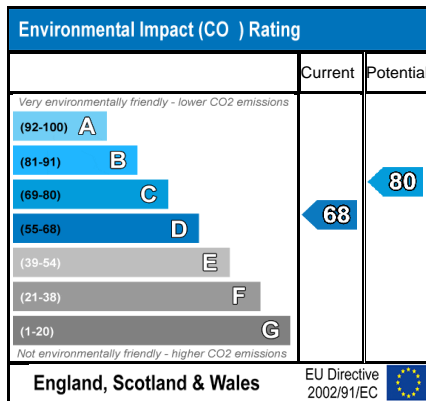
Upvc double glazed window, carpet, power points, radiator

Bathroom

A three piece white suite comprising panelled bath with mains shower, wash hand basin, WC, vinyl flooring, radiator

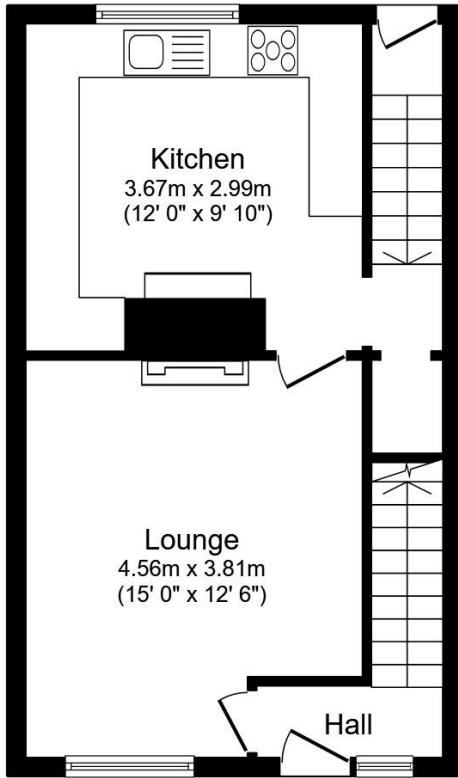
Outside

An enclosed and low maintenance rear garden with decked sitting area, access for storage under the property and a parking space to the rear of the property



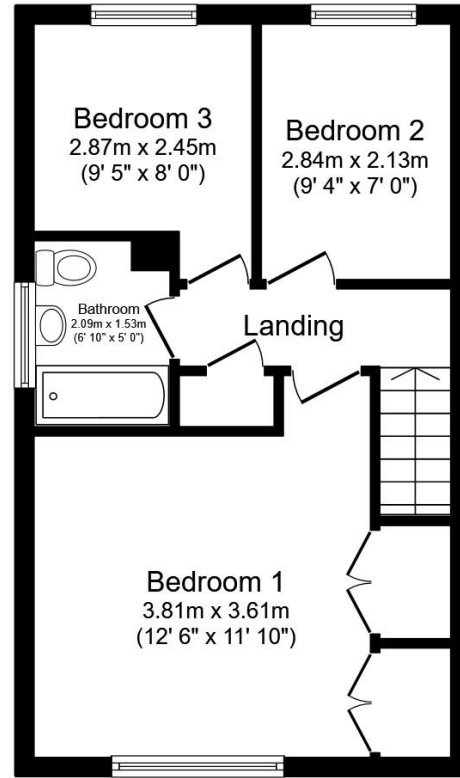






Ground Floor

Floor area 38.5 sq.m. (415 sq.ft.) approx



First Floor

Floor area 38.5 sq.m. (415 sq.ft.) approx

Total floor area 77.0 sq.m. (829 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Directions

Leave York City Centre from Micklegate Bar along Blossom Street. At the traffic lights turn right on to Holgate Road. Proceed over the Iron Bridge and continue along Holgate Road. Take your third right (just before the traffic lights) onto Wilton Rise, the property can be found on the left hand side of the road.

Location

Holgate is well served by a host of local shops and amenities within the immediate area of Holgate. York city centre, railway station and Acomb town centre are all nearby. There are also frequent bus links available. The A1237 Outer Ring Road is also easily accessible with further links to A64, A59 & A19.



VIEWING BY APPOINTMENT WITH AGENTS INDIGO GREENS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.