



Wilton Rise, York, YO24 4BT

- No Onward Chain
- Popular Holgate Location
- In Need Of Refurbishment
- Three Bedrooms
- Off Street Parking

£265,000



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DESCRIPTION

A three bedroom end terrace home, offered with no onward chain and situated in the popular Holgate area of York. The property is now in need of refurbishment, offering an excellent opportunity for buyers looking to update and improve a home to their own taste.

The accommodation begins with an entrance hall leading into a generous lounge, with a feature fireplace and window to the front. To the rear is a fitted kitchen, providing a range of wall and base units, worktop space and access out to the garden.

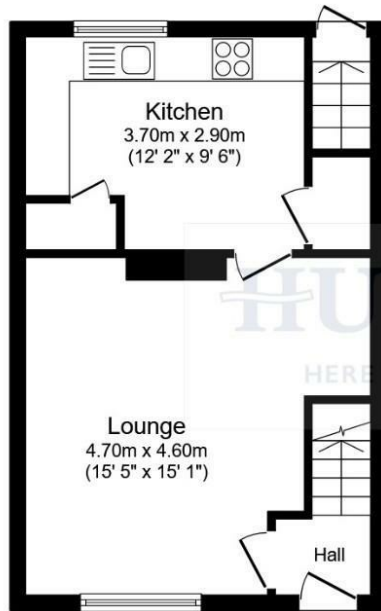
To the first floor are three bedrooms and a bathroom, creating a well-proportioned layout suited to a range of buyers, including first time buyers, families and investors.

Externally, the property benefits from a garden area to the front/side, together with a rear garden area which provides off street parking. The Holgate location remains particularly popular due to its convenient access to York city centre, the railway station, local shops, schools and commuter links.

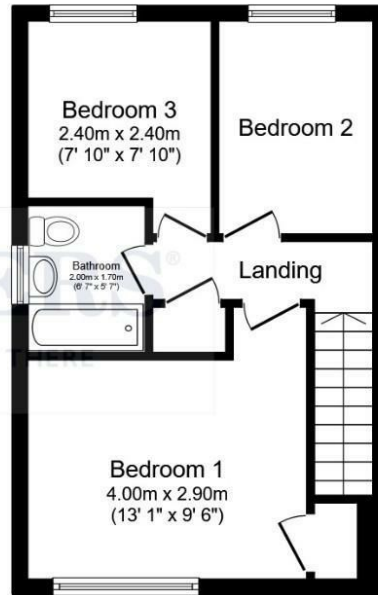
Offered with no onward chain, this is a property with clear potential in a sought-after residential location.







Ground Floor



First Floor

Total floor area 71.4 m² (769 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.