



Falconer Street, Holgate, York, YO24 4JH

- Mid-Terrace House
- Modern Kitchen and Separate Utility Room
- Two Bedrooms
- Versatile Living Space
- Upstairs Bathroom
- Council Tax Band A

£230,000



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DESCRIPTION

A beautifully presented two-bedroom terraced home situated in the ever-popular Holgate area of York, known for its excellent amenities, friendly community feel and superb access to the city centre and transport links.

The front door opens into a comfortable lounge with a window overlooking the front aspect. An inner hallway sits beyond, with stairs rising to the first floor. To the rear of the ground floor is dining room which leads through to the kitchen. The kitchen offers a selection of wall and base units, an integrated oven with hob and extractor, space and plumbing for a washing machine, and houses the gas boiler. To the side of the kitchen is a useful lean-to utility room providing additional storage and access to the rear courtyard.

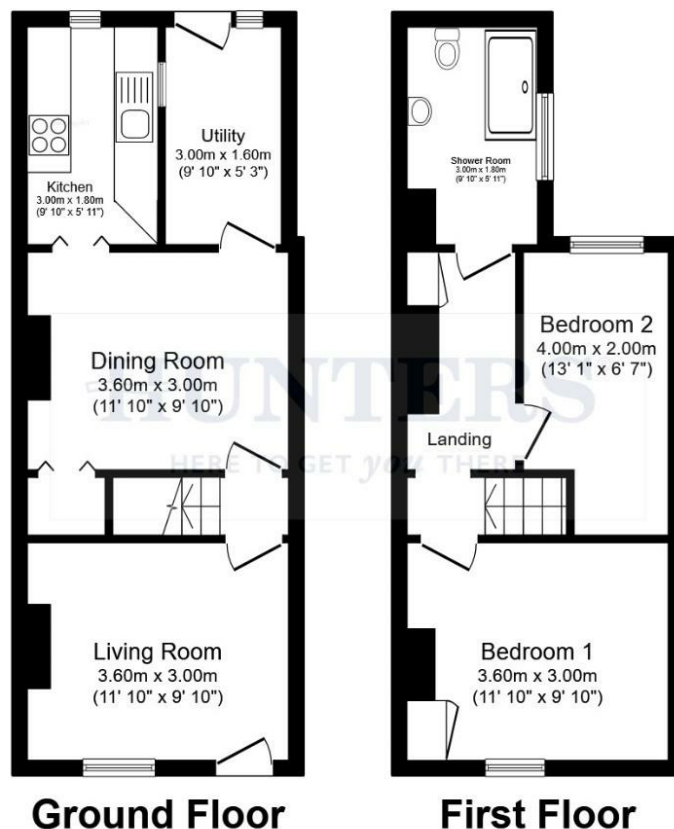
Upstairs, the first floor comprises two bedrooms, a landing with built-in storage, and a modern shower room fitted with a walk-in shower, wash basin and W.C.

Outside, the property enjoys an enclosed rear courtyard with double gates, while on-street permit parking is available to the front.

Holgate remains one of York's most sought-after locations, with local shops, cafés, green spaces and highly regarded schools close by. York Railway Station and the city centre are within easy walking distance, and excellent road connections make this an ideal base for commuters.







Total floor area 66.8 sq.m. (719 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 www.focalagent.com

Viewings

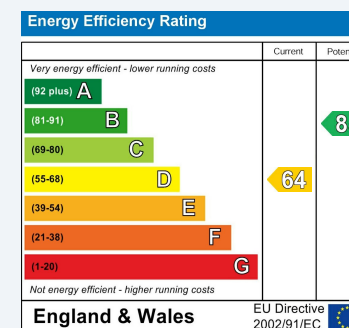
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

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