



## Welland Rise, York, YO26 5HH

- Semi-Detached Home In A Quiet Holgate Cul-De-Sac
- Two Generous Double Bedrooms
- Moments From Acomb High Street's Shops And Cafés
- Sunny South-Facing Garden With Excellent Privacy
- Versatile Summerhouse Ideal For Home Working
- Council Tax Band C

**Offers Over £300,000**



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## DESCRIPTION

Tucked away at the end of a peaceful cul-de-sac in the highly sought-after Holgate area of York, this attractive semi-detached home offers generous living space, a bright south-facing garden and a wonderfully calm setting within easy reach of the city. Holgate remains one of York's most desirable neighbourhoods, known for its tree-lined streets, strong community feel and excellent access to the station and city centre. The property also benefits from easy proximity to the independent shops and cafés of Acomb High Street, riverside walks and convenient access to the ring road for effortless travel.

The ground floor flows beautifully, with a spacious living room leading through to a modern open-plan kitchen/dining room that forms the natural heart of the home. A light-filled conservatory extends the living space further and opens directly onto the south-facing garden, creating an easy connection between indoors and out.

Upstairs, the home offers two well-proportioned double bedrooms along with a bathroom and separate WC, giving flexibility for families, guests or home working.

The south-facing rear garden is a standout feature — private, sunny and ideal for outdoor dining or simply unwinding. A substantial summerhouse provides excellent versatility as a home office, studio or hobby space, while the attached garage offers further storage or future potential.

Welland Rise enjoys a particularly quiet position within Holgate, offering the rare combination of peace, privacy and convenience in one of York's most popular residential settings.





