



Holly Bank Road, York, YO24 4DS

- Immaculately Refurbished Mid-Terrace Holgate Home
- Four Well-Sized Bedrooms Across Three Floors
- No Onward Chain
- Council Tax Band C
- Spacious Open-Plan Reception Kitchen Diner
- Superb Principal Bedroom With Private En-Suite
- Private Driveway

£350,000



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DESCRIPTION

Situated on the well-regarded Holly Bank Road, this attractive mid-terrace home offers generous accommodation across three floors, enhanced by a smart dormer extension and sold with no onward chain. Recently immaculately refurbished by the current owners, the property combines modern finishes with a superb location close to York city centre, Acomb's amenities and excellent transport links.

The property enjoys spacious interiors throughout. Beyond the entrance hall, the ground floor opens into a large open-plan reception space with a contemporary kitchen/diner, creating an impressive area for everyday living and entertaining.

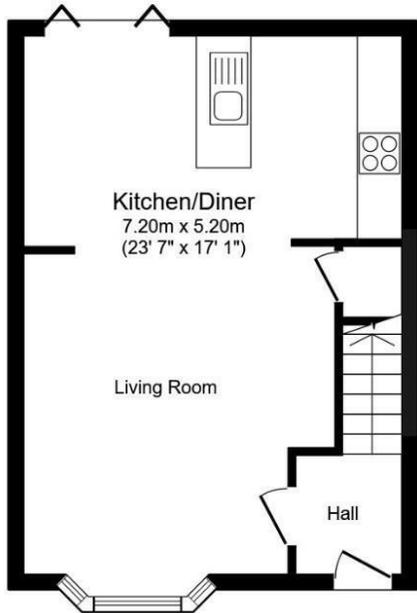
Across the upper floors, four well-sized bedrooms include a superb principal suite on the top floor, complete with a private en-suite. The remaining bedrooms are served by a modern family bathroom, offering a flexible arrangement ideal for families, professionals or those needing a dedicated home office.

To the front is off-street parking for one vehicle and to the rear, the property features a mainly lawned garden, providing a pleasant outdoor space for relaxation, play or low-maintenance enjoyment.

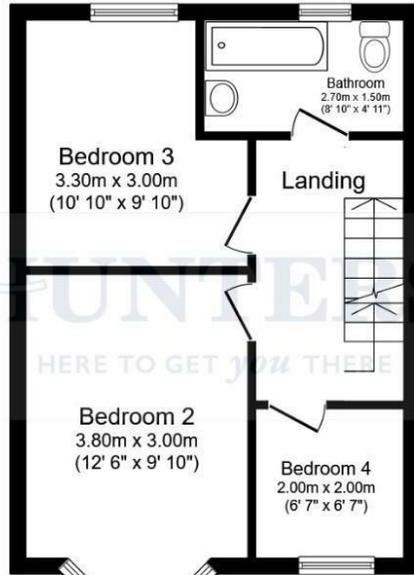
Holly Bank Road remains a popular address thanks to its excellent access to Acomb's shops, cafés, supermarkets and independent businesses, as well as strong transport connections. Regular bus services run directly into York city centre and the railway station, while nearby road links provide straightforward access to the York Ring Road, A59 and A64.







Ground Floor



First Floor



Second Floor

Total floor area 97.3 sq.m. (1,047 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

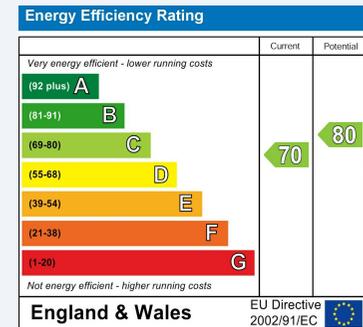
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.