




8 Grantham Drive Holgate
York, YO26 4UA
Guide Price £395,000

 3  1  2  D

AN EXTENDED AND EXTREMELY SPACIOUS 3/4 BEDROOM SEMI DETACHED HOUSE SET IN LARGE GARDENS WITH POTENTIAL TO EXTEND TO SIDE AND REAR. Positioned in this popular location convenient for local shops and amenities and within walking distance to the railway station and the city centre. Tastefully presented throughout the property comprises entrance hall, lounge with bay window, separate dining room, 14'6 fitted kitchen, galleried landing with office area (incorporating original 3rd bedroom), 2 large bedrooms, bathroom/WC with modern suite and separate shower, second floor landing with 19' x 14' bedroom 3. To the outside are fabulous large gardens to side and rear with brick workshop. AN INTERNAL VIEWING IS STRONGLY RECOMMENDED.

Entrance Hall

uPVC double glazed entrance door, stairs to first floor, radiator. Panelled doors to;

Lounge

13' x 12'4 (3.96m x 3.76m)

uPVC double glazed bay window to rear, living flame fire, radiator, TV point, power points. Carpet.

Dining Room

13' x 12'4 (3.96m x 3.76m)

uPVC double glazed bay window to front, radiator, power points. Carpet.

Kitchen

Modern fitted units comprising 1 1/2 bowl sink unit with cupboards below, base units, matching wall units, laminated work surfaces, built in electric Neff appliances including slide and hide oven, combination oven/microwave, gas hob, uPVC double glazed window to rear.





First Floor Landing

The landing incorporates the original third bedroom and this can be re-instated by putting up a partition wall, there is a uPVC double glazed windows to front, a good size office area, balustrade. Carpet. Panelled doors to;

Bedroom 1

13' x 12'4 (3.96m x 3.76m)
uPVC double glazed bay window to rear, built in wardrobes, radiator, power points. Carpet.

Bedroom 2

13' x 12' (3.96m x 3.66m)
uPVC double glazed bay window to front, built in wardrobes, cast iron fireplace, radiator, power points. Carpet.

Bathroom

Three piece suite in white comprising panelled bath with mixer shower, pedestal wash hand basin, low level WC, separate walk in shower cubicle, chrome towel rail/radiator, uPVC double glazed window to rear. Vinyl floor covering.

Second Floor Landing

uPVC double glazed bay window to side. Carpet. Panelled door to;

Bedroom 3

19' x 14'7 (5.79m x 4.45m)
Large bedroom with double glazed velux windows to front and rear, storage to eaves, power points.

Outside

The property is set on a large corner plot with gardens to front, side and rear. There is a large detached brick workshop measuring approximately 17' x 15' to the rear of the garden.

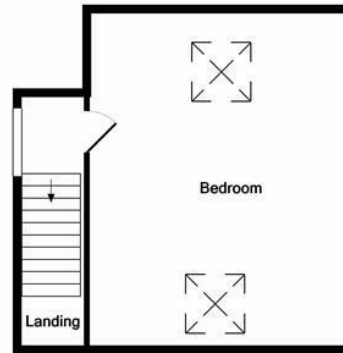


FLOOR PLAN



Ground Floor
Approx. Floor
Area 574 Sq.Ft.
(53.3 Sq.M.)

1st Floor
Approx. Floor
Area 544 Sq.Ft.
(50.5 Sq.M.)



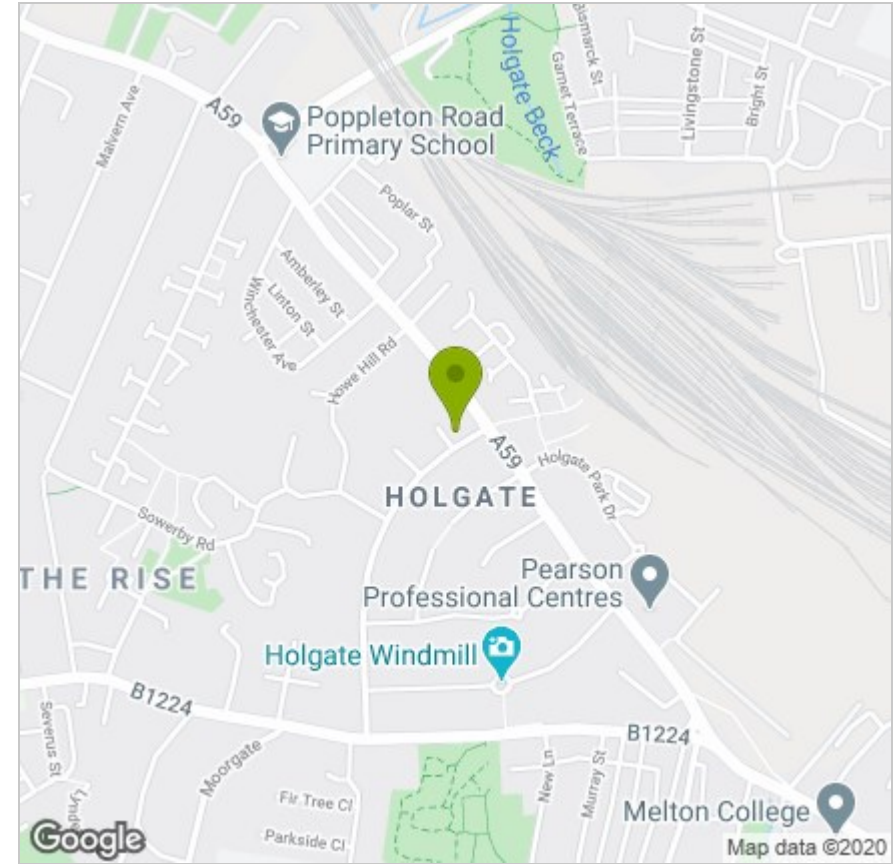
2nd Floor
Approx. Floor
Area 332 Sq.Ft.
(30.8 Sq.M.)

Total Approx. Floor Area 1449 Sq.Ft. (134.6 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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