



Hamilton Drive East, Holgate, York £375,000

A beautifully extended and thoughtfully redesigned semi-detached residence with detached timber outbuilding, all sitting within this most convenient location for York city centre and the railway station. Having been fully modernised throughout the property is sure to appeal to both young and mature professionals and family buyers alike.



This substantially extended home provides flexible, yet spacious four bedroomed accommodation sitting upon this sweeping side plot within this ever popular residential location. The property benefits from uPVC glazing throughout and gas fired central heating and offers a good range of local amenities, schooling with easy access to the York outer ring road.



On entering the property, a reception hall provides access into the ground floor areas with tiled floor and stairs leading to the first floor accommodation along with access into the garage/store.

Forming part of the property's extension, is the formal sitting room with continuation of the tiled floor from the hallway and having recessed spotlights to the ceiling and feature aluminium bi-folding doors onto a side patio with a garden beyond and a further matching door onto the rear pathway.

The second reception area is found in the original part of the home providing a further lounge or snug and enjoys an abundance of natural light via a uPVC double glazed bay window to the front elevation with laminated flooring and a sliding reclaimed timber door opening into the property's kitchen.

The dining kitchen comprises a stylish range of grey shaker style Howdens sourced, wall and base fitted units to four sides with solid timber preparation surfaces which incorporates a one and a half bowl sink unit with mixer tap over. Space is available for a range style cooker, plumbing for an automatic washing machine and American style fridge/freezer along with an integrated dishwasher. The dining kitchen enjoys a vaulted ceiling with exposed beams and Velux rooflights, LED plinth floor level lighting, laminated flooring and a useful storage cupboard along with full height wall mounted radiator.



To the first floor, a central landing leads into three spacious bedrooms along with a shower room, separate WC and walk in linen cupboard.

The main bedroom to the first floor is found within the property's first floor extension and enjoys a dual aspect with uPVC double glazed windows to both front and rear elevations. (The tartan carpet is available by separate negotiation). The two further first floor bedrooms are both generously proportioned and are served by a house shower room which comprises a large walk in shower area with mains shower and handheld shower over along with a pedestal hand wash basin and part tiled walls. Furthermore is a separate toilet comprising a corner low flush WC along with a hand wash basin with timber panelled walls and laminated flooring.



Leading from the first floor landing, a staircase gives access to the second floor where you will find the master suite with three Velux rooflight to the rear elevation providing natural light, exposed beams with built in recess spotlights and a boutique style en-suite bathroom area providing a freestanding bath with claw feet, low flush WC and a pedestal hand wash basin.

To the outside, the property sits upon this corner plot position with ample off street parking to the front elevation upon a gravelled and concrete driveway with a timber gate giving access to the garden.

The property's main garden is found to the side elevation with a raised paved patio found off the bi-folding doors with external power point and lighting before a lawned area leads to a detached timber and insulated outbuilding. Found immediately to the rear is a small storage area with path and further external lighting, this area provides further potential for the discerning purchaser.



It is therefore as agents we highly recommend an internal inspection to appreciate this wonderful opportunity found within this most sought after location.

Tenure: Freehold

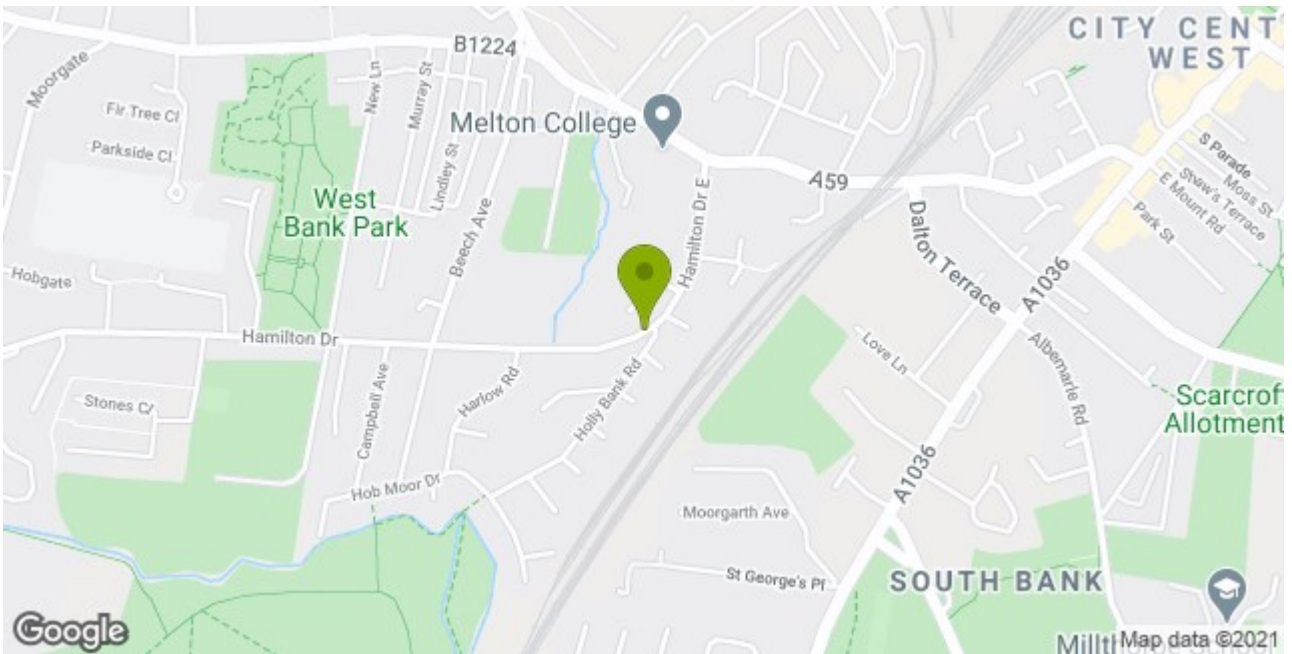
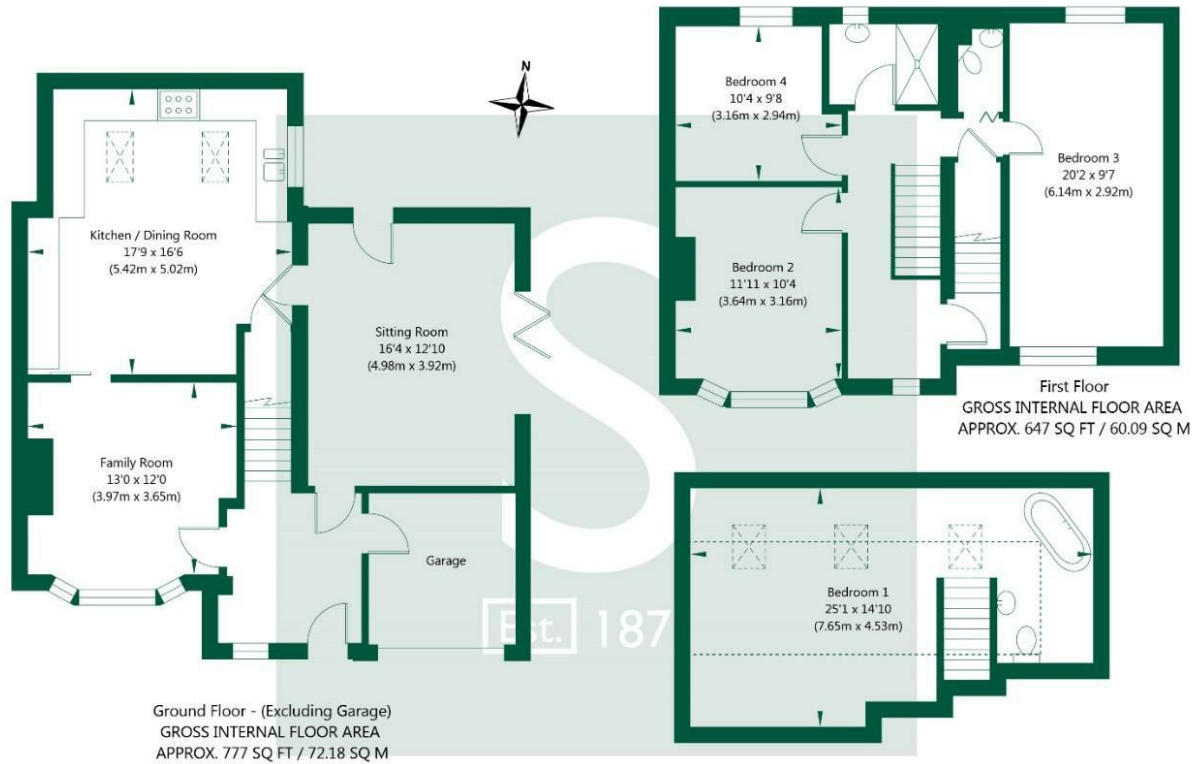
Services: All services are connected

EPC: 58 (D)

Council Tax: York - Band B

Viewings: Strictly via the selling agent 01904 625533

Hamilton Drive East, York, YO24 4EF



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