



23 Howe Hill Close  
York, YO26 4SN  
**Guide Price £275,000**

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**NO ONWARD CHAIN!** Churchills are happy to present this three bedroom semi-detached property in the highly desirable location of Holgate close to York's city centre, York railway station and excellent local schools & amenities. This property briefly comprises of entrance hallway through to the good sized living room leading onto the dining room, conservatory and kitchen. Stairs to the first floor landing leading to 3 bedrooms, family bathroom and separate wc. The house sits on a good sized corner plot with gardens to the front and rear. There is also a detached garage with electric and a driveway providing off street parking. The property could be extended subject to the relevant planning permission being granted. An internal viewing is highly recommended to appreciate the accommodation on offer.

### Hallway

uPVC entrance door, stairs to landing, radiator, carpeted floors, skirting, radiator.

### Kitchen

uPVC double glazed window to rear, wall and base units with counter top, gas hob and electric oven, lino, stainless steel sink and draining board, power points radiator

### Living Room

uPVC double glazed window to front, coving, carpeted floors, skirting, dado rail, radiator, gas fire, power points, sliding glass door to dining room.

### Dining Room

Sliding glass door to rear, skirting, coving, carpeted floors, power points radiator.

### Shower Room

uPVC double glazed window to rear, w.c, wash hand basin, walk-in shower cubicle, lino.

### 1st Floor Landing

Double glazed window to side, carpeted floors, loft access, skirting





### **Bedroom 1**

uPVC double glazed bay window to front, fitted wardrobes, skirting, carpeted floors, power points, radiator.

### **Bedroom 2**

uPVC double glazed window to rear storage cupboards, skirting, carpeted floors, power points, radiator.

### **Bedroom 3**

uPVC double glazed window to rear, skirting, carpeted floors, power points, radiator.

### **Bathroom**

uPVC double glazed window to rear, W.C, wash hand basin, bath, carpeted floors, radiator.

### **W.C**

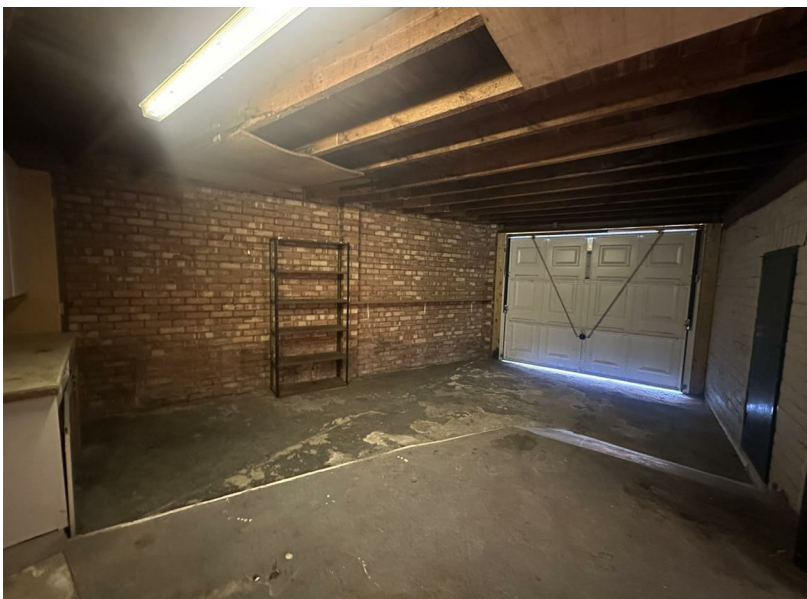
uPVC double glazed window to side, W.C, carpeted floors.

### **Garage**

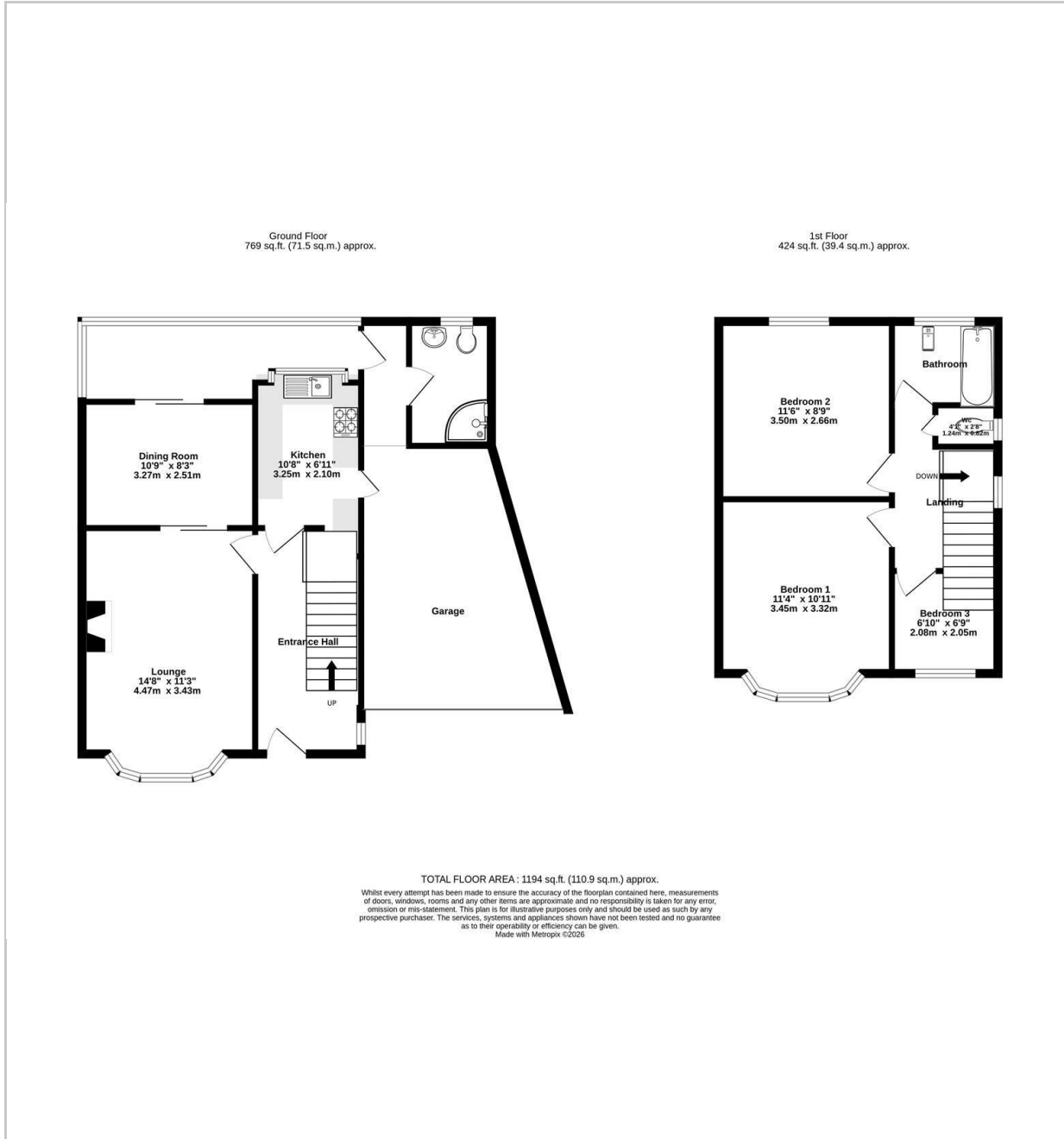
Up and over door, electrics.

### **Outside**

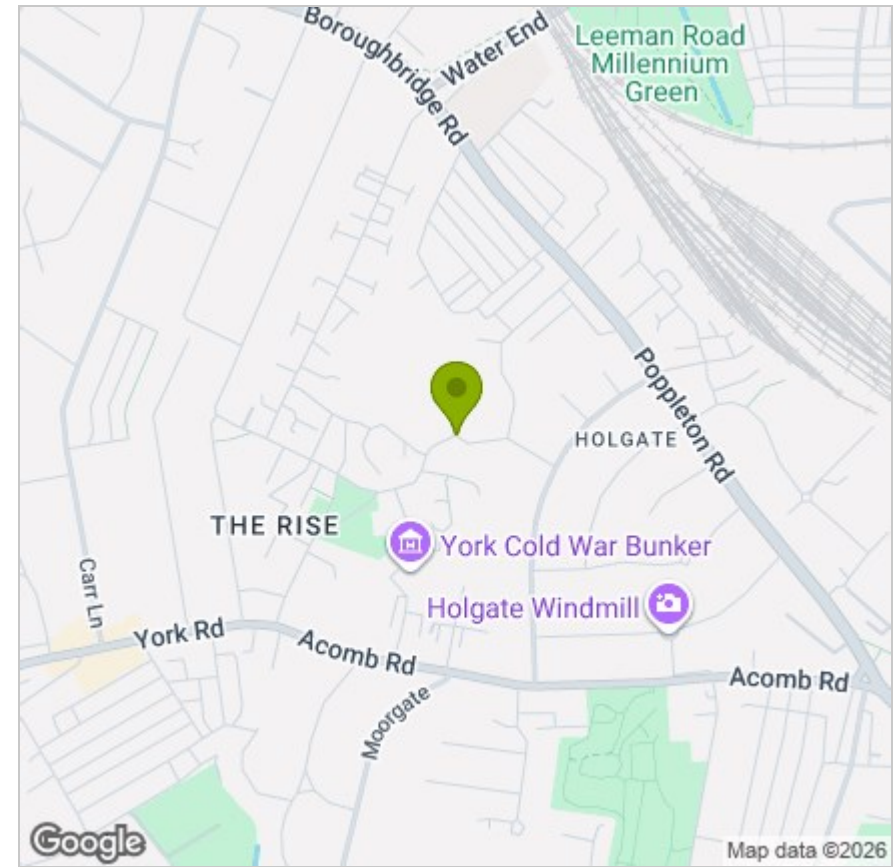
To the rear is a large garden area with brick built boundary, and to the front a driving way and paved areas.



# FLOOR PLAN



# LOCATION



# EPC

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

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