



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

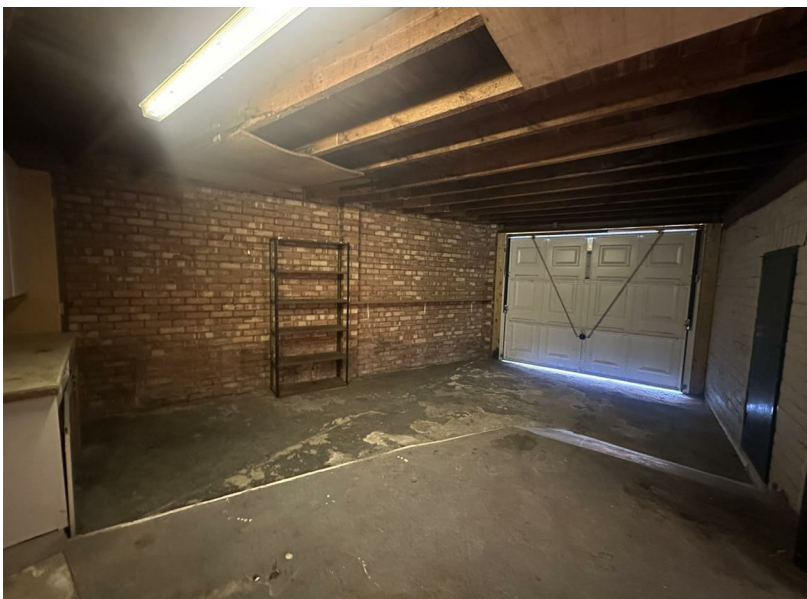
uPVC double glazed window to side, W.C, carpeted floors.

Garage

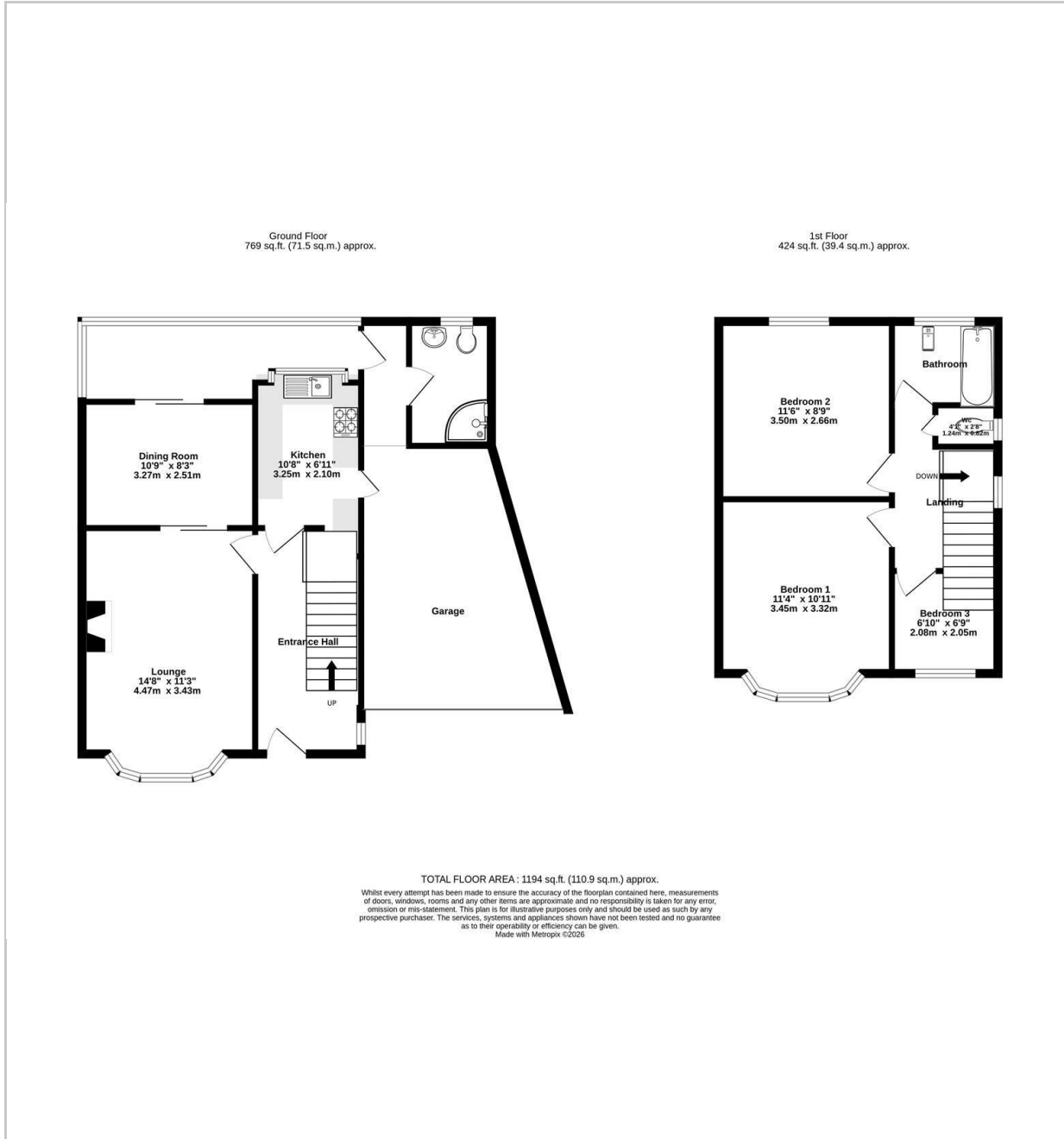
Up and over door, electrics.

Outside

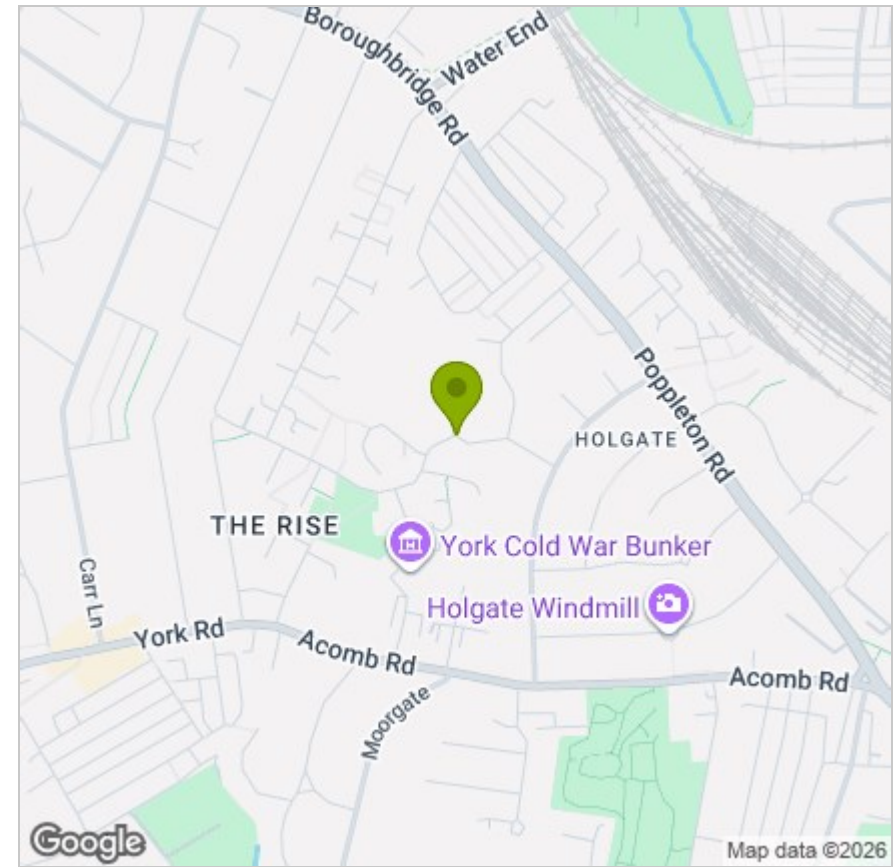
To the rear is a large garden area with brick built boundary, and to the front a driving way and paved areas.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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