



*WISHART*  
ESTATE AGENTS

17 Howe Hill Road  
York  
YO26 4SL

£270,000

- End terrace property with character
- Two reception rooms & studio
- Modern kitchen & utility room
- Three good sized bedrooms
- Driveway to front and rear garden
- Good school catchment
- Overlooking allotments
- Popular Holgate area



Located on an attractive street in the ever popular Holgate area of the City, this traditional property boasts a wealth of accommodation behind its façade, bursting with character and charm. The property perfectly fuses modern living with original features and with the addition of the garage conversion to a studio; it offers the discerning buyer everything they could need from a family home.

Approached via the driveway and low maintenance front garden, the timber front entrance door with stained glass inset window leads into the welcoming hallway. A small window to the front aspect sits to the bottom of the staircase and beneath, an under-stairs cupboard provides handy storage. The hallway widens beneath the stairs offering additional space for hall furniture or storage. Stripped wooden floor boards are a practical yet attractive choice and continue through into the lounge and dining room.



Located to the rear of the property, the lounge is a bright and airy room with ample space for furniture yet welcoming and cosy at the same time. To the chimney breast, a wall mounted Radiant gas heater offers a nod of retro charm with mosaic tiling to the floor space beneath it. The alcoves to either side are fitted with a range of timber cupboards and shelving offering useful storage and further character. Upvc French doors open out onto the rear garden and wash the room with light .

The dining room is located to the front of the property with dual uPVC windows overlooking the driveway and front garden. Perfectly proportioned to fit a range of living and dining furniture, space is still provided within the alcoves and to the floor, glazed brick tiling still stands where the fireplace once would have been. The dining room opens out to the kitchen,



allowing for an open plan feel and filling both rooms with light from the dual aspect windows.

The well designed, galley style kitchen is fitted with a range of wall and base units offering ample storage solutions with space still available for a free standing American style Fridge Freezer. Timber worktops are fitted to the timber effect base units with the wall units boasting a mix of glass and plain fronted. Space is provided for appliances including an electric oven and hob, under counter washing machine and dishwasher. The brick style, splash back tiling compliments the dining room floor feature and works well alongside the traditional quarry tiles to the floor. A window overlooks the rear garden and provides light and ventilation.

A timber, glazed stable door opens into the utility room providing access to the studio and ground floor WC. The utility room serves as a rear entrance hall with a Upvc rear entrance door to the garden and is fitted with a tiled floor, ideal for this high traffic area of the home. Space is provided for appliances and storage. The ground floor WC is fitted with a white two piece suite comprising; a low level WC and Belfast sink set on a shelving unit. Brick style tiled splash backs in cream sit perfectly with the oak shelf. A upvc window is fitted to the rear aspect, providing light and ventilation.

The studio, formally the garage, offers a versatile space with a vaulted ceiling fitted with two, large Velux windows and French doors to the front aspect, filling the room with light. Benefitting from the low maintenance tiled floor that continues through from

the utility room, the studio offers ample space for furniture and a multitude of uses.

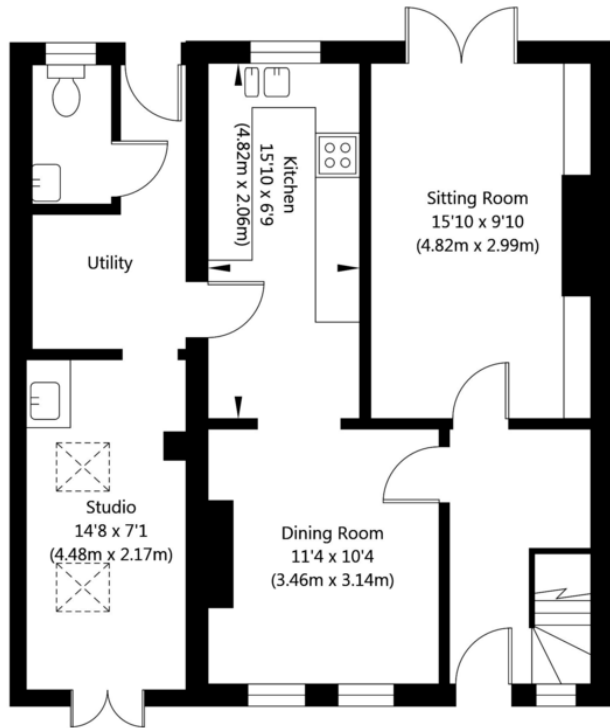
From the entrance hall, the staircase leads to the first floor landing with a hatch providing access to the loft space. Bedroom one is located to the front of the property with dual windows filling the room with light. A spacious room, there is plenty of space for furniture with fitted wardrobes built into the alcoves.

Bedroom two is a further double bedroom featuring an original, cast iron fireplace, adding character to the bedroom. A upvc window overlooks the rear garden and the views of the allotments beyond. Bedroom three is also located to the rear of the property and is a good sized single.

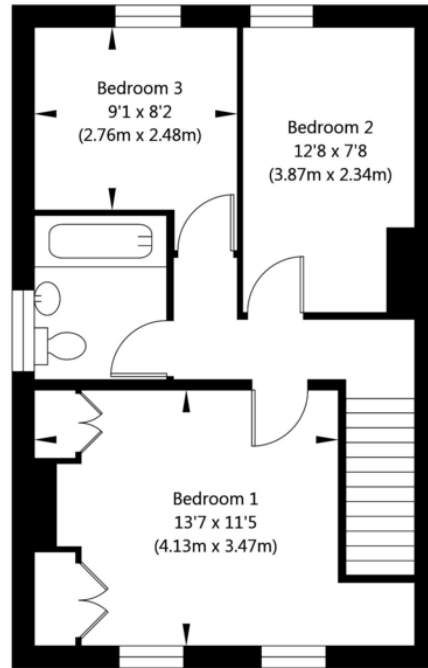
The house bathroom is fitted with a white three piece suite comprising; a panelled bath with shower over, pedestal hand basin and low level WC. The monochrome tiling to the walls and floor compliments the tiling through other areas of the home and suits the age and style of the property. A uPVC, opaque window sits above the hand basin to the rear aspect and allows for light and ventilation.

Externally, the property benefits from a low maintenance, gravelled garden to the front, with a driveway providing parking. To the rear of the property the low maintenance garden is split level and paved with an abundance of space for pots and plants. A large timber shed provides outside storage and a timber pedestrian gate provides access to the alleyway behind.





Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 693 SQ FT / 64.39 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 467 SQ FT / 43.38 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1160 SQ FT / 107.77 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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### COUNCIL TAX BAND

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### TENURE

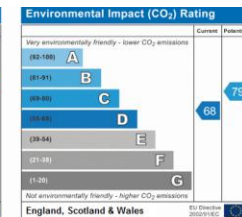
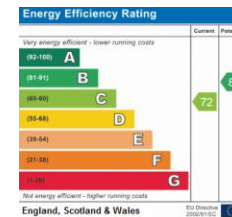
Freehold

### LOCAL AUTHORITY

York City Council

### DIRECTIONS

From the York Outer Ringroad, the A1237, take the exit signposted York A59. Continue on this road, passing through several sets of traffic lights. As you pass through the set of traffic lights at the T junction with Water End, continue past Poppleton Road Primary School on your left hand side and take the third right hand turn onto Howe Hill Road. The property is located on the left hand side and is identifiable by our For Sale sign.



### OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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