



WISHART
ESTATE AGENTS

39 Campbell Avenue
Holgate
York
YO24 4LA

£335,000

- Four bedrooms
- Open plan kitchen diner
- Lounge with feature fireplace
- Principal en-suite shower room
- Off street parking
- Tastefully decorated throughout
- Carefully extended to a high finish
- Popular Holgate area



Wishart Estate Agents are delighted to offer this beautifully finished and carefully extended 4-bedroom mid-terrace property to the open market. Located in the popular area of Holgate, with off street parking for two cars, open plan kitchen diner, principal room with en-suite shower room and an easily maintained rear yard.

Campbell Avenue is ideally located close to various local amenities, and within easy walking distance of both West Bank Park and Hob Moor Nature Reserve.

Having undergone a thorough process of reconfiguration and extension, this wonderful 4-bedroom property is one of the best examples of its kind. Spacious and presented to the market in turn-key condition, complete with house bathroom plus en-suite shower room, newly fitted combi-boiler, recently replaced windows and doors and redecorated throughout. Boasting plenty of original features, this property is sure to appeal to a range of discerning purchasers.

A recently re-laid block paved driveway and path leads to the attractive sage green composite door that opens to the welcoming and light entrance hall. A carpeted staircase leading to the first-floor accommodation, and cleverly fitted storage is ideal for shoes, keeping the area free of clutter. An understairs cupboard provides further storage options and is the perfect space for hanging coats. Finished in neutral tones and a high-quality oak effect vinyl floor covering.

A door leads to the lounge facing the front elevation. A generous but equally cosy space, the lounge benefits from the bay window which floods the room with natural light. An electric log burner sits central to the room upon a stone hearth, with wooden surround and mantel over. Finished with a tasteful feature wall, neutral décor and cream carpets, with picture rails adding the final touch.

The kitchen diner leads straight from the entrance hall and is a wonderful space for the whole family to enjoy and for entertaining guests. With double doors

opening the room out directly to the paved rear yard, this area of the home has been thoughtfully extended and designed, with plenty of space for a formal dining arrangement and seating area. A built-in cupboard houses the new Ideal combi-boiler, fitted in April 2023, and has a separate space for storing the ironing board.

The kitchen provides a generous range of cream shaker style base and wall units with contrasting oak effect laminate worktops over. Integrated appliances include an eye-level double oven with grill, 4 ring electric

hob with extractor over, and full-size dishwasher. Space and plumbing are provided for a washing machine, and a fridge freezer. A white composite sink with mixer tap sits below a window to the side elevation. Neutral tones and a stone effect vinyl floor covering finish the look of the kitchen diner.

The staircase leads to the landing and first-floor accommodation, comprising bedrooms 2 to 4 and the house bathroom.





Bedroom 2 is a generous double facing the front elevation. Boasting a large bay window, this room is naturally light and airy, and was the original principal bedroom. A chimney breast runs central to the wall, with alcoves either side; perfect for items of freestanding furniture, in addition to a double bed. Cream carpets and pale grey tones complete the room.

Bedroom 3 is another double room facing the rear elevation and overlooking the pretty yard. A built in cupboard offers useful hanging and shelved storage, and a worktop desk is perfect for studying and gaming. Again, finished with cream carpets and a feature wall.

Bedroom 4 is a single room to the front elevation. Currently used as an office with the addition of a worktop desk and shelving, this room could quite easily be used as a nursery or toddler room, or even a dressing room, such is its versatility. Neutral décor again completes the room.

The house bathroom comprises low level WC, wall mounted wash hand basin with traditional style taps, and bath with shower over. A frosted window allows for ventilation and light, and a heated towel

rail, white tiled walls and a vinyl floor covering finish the room.

A carpeted staircase with Velux window above leads to the second-floor accommodation, and the principal bedroom with en-suite shower room.

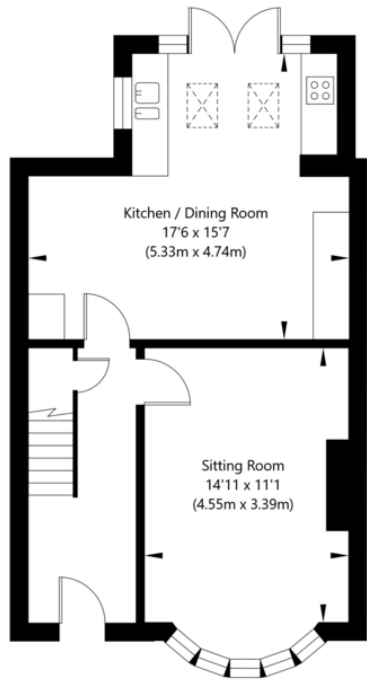
Created by the current owners in 2016, this room has again been thoughtfully designed and finished to a high standard throughout. A generous double with plenty of storage in the eaves, and a dormer which really opens the space in the room. Two large Velux windows and a further window to the dormer allow plenty of light to flood the room, and creates wonderful views of the rooftops beyond, and even catches a glimpse of York Minster in the distance.

A high-quality cream carpet is soft underfoot, and cream décor creates a relaxing and cosy space. The en-suite shower room comprises a corner shower with glass surround, low level WC and wall mounted wash hand basin with mixer tap. A frosted window allows for ventilation and light, and the room is finished with a heated towel rail, vinyl floor covering and neutral decor.

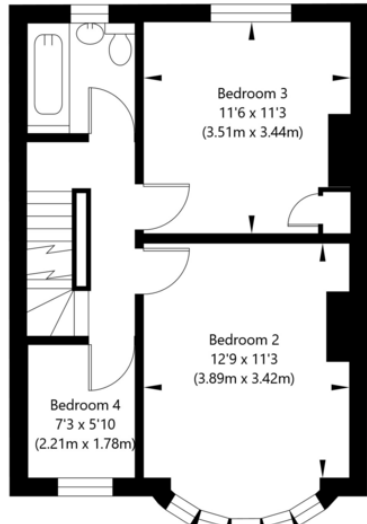
Externally, the property boasts off street parking that can accommodate 2 cars, and a secure gated shared access to the rear yard. The rear yard is larger than one would expect and has been carefully redesigned to include an easily maintained flag paved finish, complete with raised bed, a shed for storage and greenhouse.

Property EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/9320-2126-0320-2907-4275>

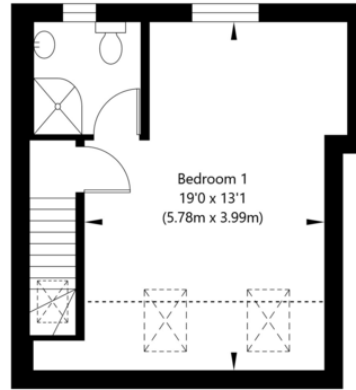
Council Tax Band B:
<https://www.tax.service.gov.uk/check-council-tax-band/property/12732108>



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 510 SQ FT / 47.41 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 450 SQ FT / 41.82 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 311 SQ FT / 28.86 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1271 SQ FT / 118.09 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

From the A59 Holgate Road take a left onto Hamilton Drive East. Continue along Hamilton Drive East until it merges onto Hamilton Drive. Go past Beech Avenue on your right, and Collingwood Avenue on your left. Take the next left onto Campbell Avenue. Number 39 can be located at the end of the avenue, on your left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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 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

