



WISHART
ESTATE AGENTS

12 Windmill Rise
York
YO26 4TX

£395,000

- Traditional three bedroom semi
- Scope for modernisation if required
- Large lawned rear garden
- Brick built garage and store
- Double glazed windows
- Gas fired central heating
- Partial garden views of Holgate Windmill
- Sought-after location



A perfect example of its type, this traditional three bedroom semi-detached house has been a much loved family home for many years. Currently providing a blank canvas on which to stamp one's own mark. The property flows in a traditional layout and also benefits from a large rear garden, driveway and brick-built garage. Situated on one of the most popular streets in Holgate, early viewing is recommended.

An open porchway leads through the front door, into a welcoming entrance hall with stairs up to the first floor. Two storage cupboards and a side window add to the natural light.

Located to the front of the property, the lounge features a bay window and a feature fireplace (disconnected) with timber surround. Shelving to the alcoves complete the room.

As was the traditional layout, the formal dining room is located to the rear of the property with views over the rear garden via patio doors with side windows. Here we have an abundance of potential to create an open plan, kitchen dining seating area if required.

The kitchen itself is located to the rear of the property, featuring range of base and wall units with laminate work preparation areas over and tiled splash backs. A sink and drainer sits below a window to the rear elevation and a door provides access to the side of the property. A pantry cupboard is located below the stairs. Space is provided for a freestanding oven, fridge and freezer. The gas fired central heating boiler is also located here.

To the first floor a naturally light landing features a side window and provides access to the remaining accommodation as well as to the loft space.

Located to the front of the property and therefore benefitting from a large bay window, is the principal bedroom. A good size double bedroom with an abundance of fitted furniture.

Bedroom two is another good size double room this time located to the rear of the property, again, with a whole wall of fitted furniture.

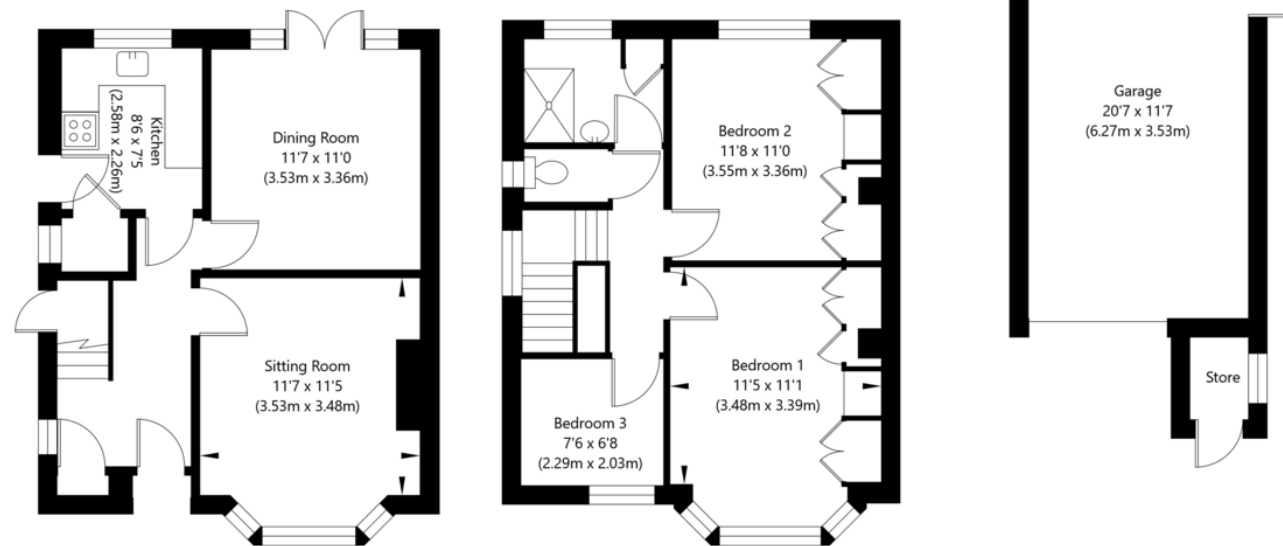
The third bedroom currently used as an office is a pleasant size single room, located to the front.

Remaining in the traditional layout is a separate WC and bathroom. Again, as with the rest of the property, there is further potential here, including creating a large bathroom from the two individual rooms if required. The shower room features a good size shower tray with glazed side screens and a wash hand basin within a vanity unit, having a mirror over. There is tiling to the walls and a large window to the rear elevation.

Externally, the property benefits from off street parking upon the block paved driveway which runs alongside a patio frontage. There is an external storage cupboard accessed off the driveway. The driveway narrows, as one would expect on a property of this era, before opening to a larger than average, brick built garage and separate store.

The large rear garden is mainly laid to lawn and opens up to double width beyond the garage. The garden enjoys well stocked flower beds, a green house and partial views of the Holgate Windmill.





Ground Floor - (Excluding Porch)
GROSS INTERNAL FLOOR AREA
APPROX. 449 SQ FT / 41.72 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 458 SQ FT / 42.59 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 907 SQ FT / 84.31 SQ M - (Excluding Porch, Garage & Store)
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 Dalton Terrace turn left onto Holgate Road. Continue along Holgate Road until it merges onto Poppleton Road at the fork. Drive along Poppleton Road and take your second left onto Windmill Rise. Number 12 can be located on your left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 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.

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