



TRINITY HOUSE, MAIN STREET, HOLTBY
£975,000

Carter Jonas

TRINITY HOUSE, HOLTBY, YO19 5UD

Trinity House is situated in the heart of Holtby village, overlooking the beautiful Grade II listed Holy Trinity Church. This spacious family home features five bedrooms spread over two floors, with private outdoor spaces arranged over three levels. The house, constructed entirely from hand-thrown bricks, offers a blend of light-filled living areas and quality fittings, including solid oak doors throughout.

Accessed via a curved brick pathway through a front garden, Trinity House boasts a welcoming entrance hall, a Kutchenhaus kitchen/dining/living room with high-end appliances and a central island, a utility room, and a comfortable living room and snug with large windows. The ground floor is adorned with underfloor heated parquet flooring, creating a cozy and inviting atmosphere.

Upstairs, the first floor comprises a spacious landing with views of the Holy Trinity Church, a luxurious principle bedroom suite with a stunning en suite bathroom and dressing room, a guest bedroom with an en suite shower room, and two additional bedrooms with a shared bathroom.

The property also features a landscaped garden with a patio area, a double garage with electric charging point, and ample parking space.

Located in the sought-after village of Holtby, just 5 miles east of York, the property offers easy access to amenities at the Vangarde Centre and Monks Cross. Nearby villages provide additional facilities, including schools, shops, and recreational options. With excellent transport links to major roads.

Material information

- Mains electric
- Mains drainage
- Air source heat pump
- New build warranty
- Chain free

TENURE Freehold

EPC BAND To be confirmed

TRINITY HOUSE IS A BRAND NEW DETACHED FAMILY HOME SITUATED IN THE HEART OF THIS POPULAR VILLAGE OFFERING STYLISH ACCOMMODATION PERFECT FOR MODERN FAMILY LIVING.





Classification L2 - Business Data

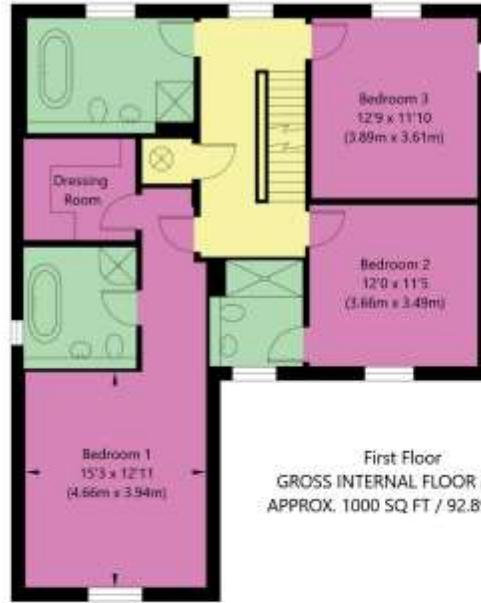


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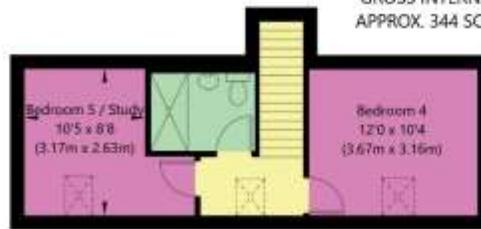
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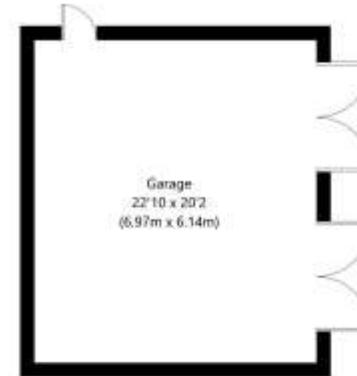
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1251 SQ FT / 116.23 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1000 SQ FT / 92.89 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 344 SQ FT / 31.97 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2595 SQ FT / 241.09 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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