



HUDSON
MOODY

55 Holgate Road, York YO24 4AA

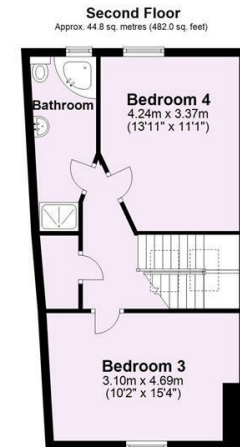
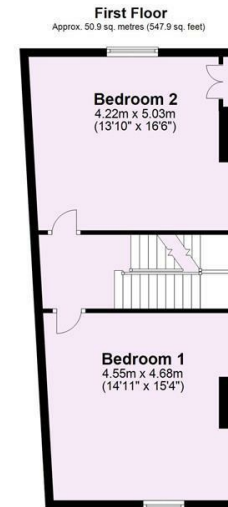
A Grade II Listed, four bedroom Victorian Townhouse located on Holgate road, within walking distance of Micklegate Bar and York train station, boasting a large SOUTH FACING rear garden and an abundance of charm.

- Grade II Listed Victorian Townhouse
- Large South Facing Rear Garden
- Open Plan Kitchen Dining Space with Glazed Roof and Original Feature Range
- Brick Built Garden Room with Morso Badger multi-fuel Ecodesign stove and Bi-Folding doors
- Two Reception Rooms
- Four Double Bedrooms
- Original Fireplaces Throughout
- Envious Location Close to the City Centre, Train Station and Excellent Primary and Secondary Schools
- Two Bathrooms
- Gas Fired Central Heating

Offers Over £625,000

Tenure: Freehold

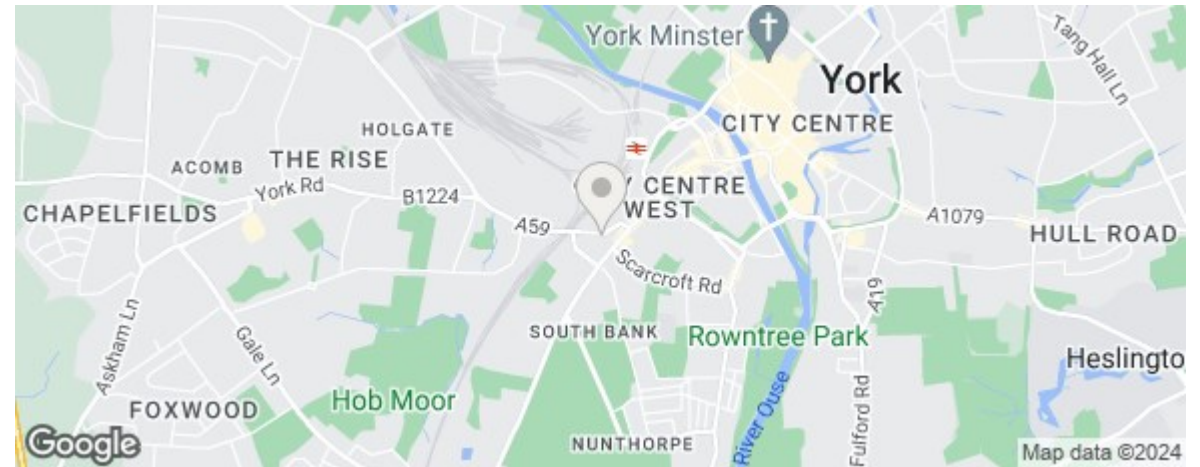
Council Tax Band: D



Total area: approx. 182.7 sq. metres (1966.6 sq. feet)
For illustrative Purposes Only - not to scale
Plan produced using PlanUp.







**HUDSON
MOODY**

IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com