



HUDSON  
MOODY

48 Holgate Road, York YO24 4AB



A beautiful period town house, with three double bedrooms, a large courtyard garden and off street parking. Located on Holgate Road, a short stroll of the city centre and train station.

- Beautifully Presented Period Townhouse
- Envious Location a Short Walk of Excellent Amenities, Independent Cafe's, The City Centre and Train Station
- Living Through Dining Room
- Kitchen with Full Width Windows and Door Opening onto the Garden
- Utility Room and Ground Floor Shower Room
- Two First Floor Double Bedrooms , One with En-Suite
- Second Floor Loft Conversion with Double Bedroom and Bathroom
- Generously Sized Garden
- Charming Period Features Throughout
- Off Street Parking Space

**Guide Price £550,000**

**Tenure: Freehold**

**Council Tax Band: C**

48 Holgate Road  
Approximate Gross Internal Area = 141.7 sq m / 1525 sq ft



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

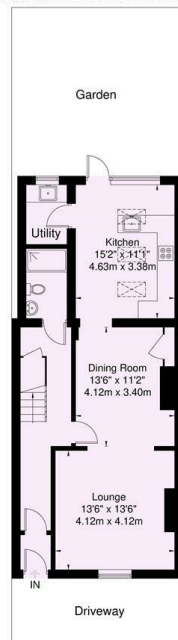








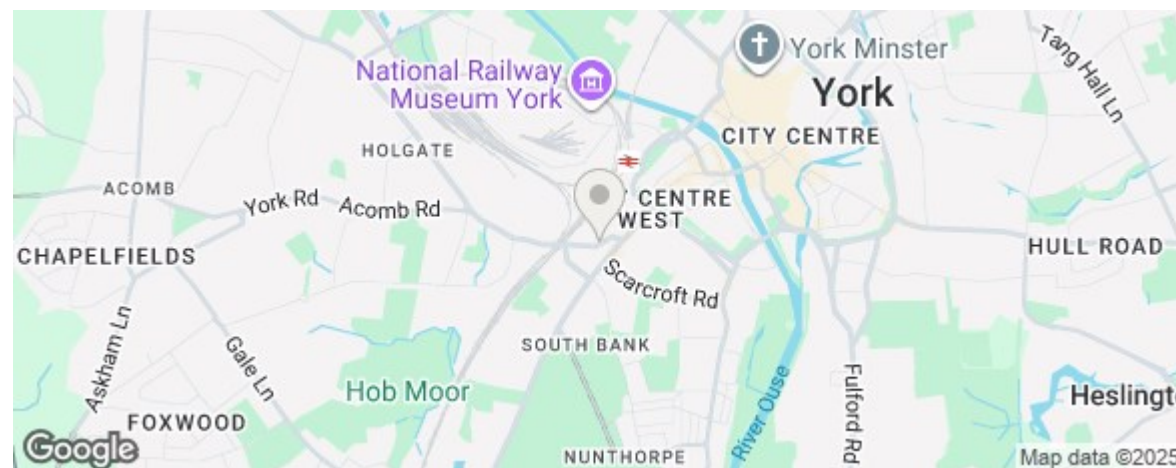
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Ground Floor

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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>81</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>63</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |



#### 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.

**HUDSON  
MOODY**

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