



HUDSON
MOODY

53 Holgate Road, York YO24 4AA

Situated less than ten minutes from the city walls and within easy reach of the outer ring road and motorway network, with an abundance of local amenities within walking distance is a Grade II listed townhouse that seamlessly blends historic charm with modern luxury. This three-storey property has been thoughtfully extended and completely refurbished to a high standard by the current owners, offering a spacious and versatile living space.

- Four Bedroom, Three Storey Grade II Listed Townhouse
- Extended Kitchen with Bi-folding doors
- Easy Access to the A64 for Commuting
- En-Suite to Master Bedroom
- Large Family Bathroom With Freestanding Bath and Shower Cubicle
- Downstairs WC and Separate Utility Area
- Small Garage to the Rear
- Walking Distance to Several Local Schools
- Envious Location Close to the City Centre and Railway Station
- Close to Local Amenities Including Shops, Pubs, Cinema and Restaurants

Offers Over £625,000

Tenure: Freehold

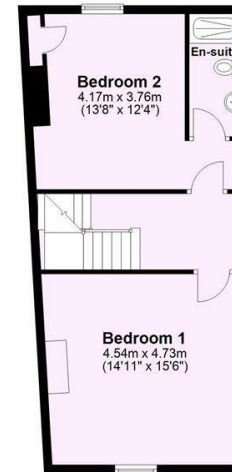
Council Tax Band: C



Ground Floor
Approx. 70.7 sq. metres (761.0 sq. feet)



First Floor
Approx. 51.1 sq. metres (550.6 sq. feet)



Second Floor
Approx. 46.1 sq. metres (495.8 sq. feet)



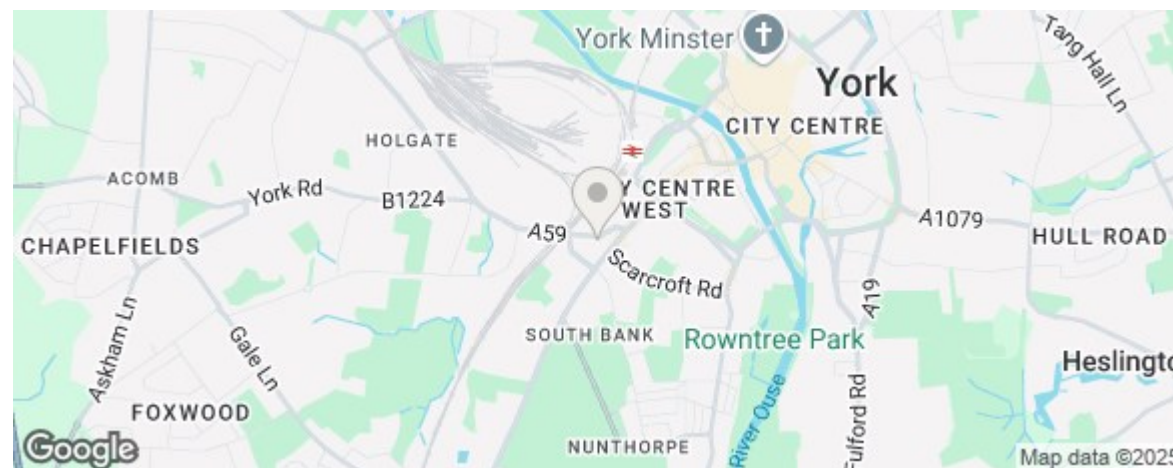
Total area: approx. 167.9 sq. metres (1807.5 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com