



86, Holgate Road, York, YO24 4AB

Guide price £830,000



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PRIME

RESIDENTIAL



86 Holgate Road

Significant Victorian home providing in excess of 2,000 square feet of versatile living space together with a large double garage. Sympathetically upgraded by the current owners, the property benefits from super stylish interiors, including a new kitchen, and new flooring throughout.

This superb townhouse is ideally placed close to the city centre and railway station, with delightful gardens, and a double garage with EV charging point and electric roller door.

Accommodation comprises:-

Entrance vestibule, entrance hall, sitting room, breakfast kitchen, family/garden room, laundry room, pantry/wine store, primary bedroom with en suite shower room, 3 further bedrooms, family bathroom

Landscaped gardens to front and rear, double garage with EV charging point and electric roller door.

DESCRIPTION

This significant Victorian townhouse enjoys a prominent position within a fine terrace of equally impressive properties, each set back from the road behind sizeable manicured gardens. The property which benefits from double glazed sash windows and plantation shutters throughout, has been comprehensively updated by the current owners and is ideal for those seeking a stylish turnkey home with both gardens and garaging.

The house provides the perfect balance of old and new, with generous, elegant rooms retaining original features, complemented by stylish modern finishes. Ideal for families or downsizers who do not wish to compromise on space, there are 2 generous reception rooms, 4 bedrooms and 3 bathrooms. All bedrooms have stylish fitted wardrobes, the primary bedroom also has an en suite shower room. Unusual for a property so close to the centre, the house benefits from a double garage with Pod Point 7KW EV charging point and generous gardens. Ideal for entertaining and al-fresco dining, the beautifully landscaped gardens are low maintenance and are both dog and child friendly, offering security and privacy in equal measure.

Holgate Road is ideally placed for access to the city centre and railway station both of which are within walking distance.

- **Impressive Victorian townhouse with modern conveniences including double glazing**
- **Within easy walking distance of the railway station and city centre**
- **Stylish family kitchen with sociable dining area**
- **Elegant sitting room with feature fireplace**
- **Family room/garden room**
- **Primary bedroom with fitted wardrobes and en suite**
- **4 bedrooms and 3 bathrooms over 4 floors**
- **Generous utility room and walk-in-pantry/wine store**
- **Beautiful landscaped gardens to front and rear**
- **Double garage with Pod Point 7kw EV charging point and electric roller door**

Freehold



