



Holly Bank Road, York, Yorkshire, YO24 4EG

- DUPLEX APARTMENT
- PRIVATE ENTRANCE
- FIRST AND SECOND FLOOR
- ALLOCATED PARKING
- CONVENIENT FOR CITY CENTRE AND TRAIN STATION
- NO ONWARD CHAIN

£175,000



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DESCRIPTION

A well-presented, one bedroom duplex apartment occupying the first and second floor of this small development in the popular Holgate area of York.

Upon entering the property you have a kitchen with a range of base and wall units, space and plumbing for free standing appliances and the gas boiler.

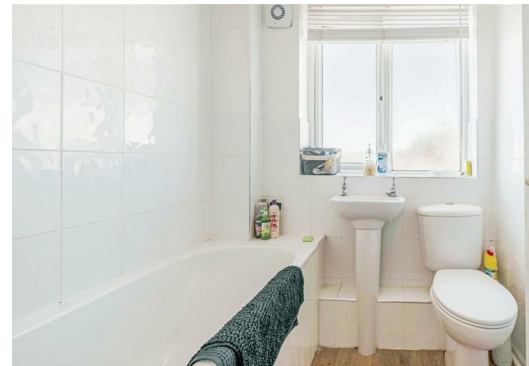
Through the kitchen you have the living space which is filled with natural light from two windows to the front elevation.

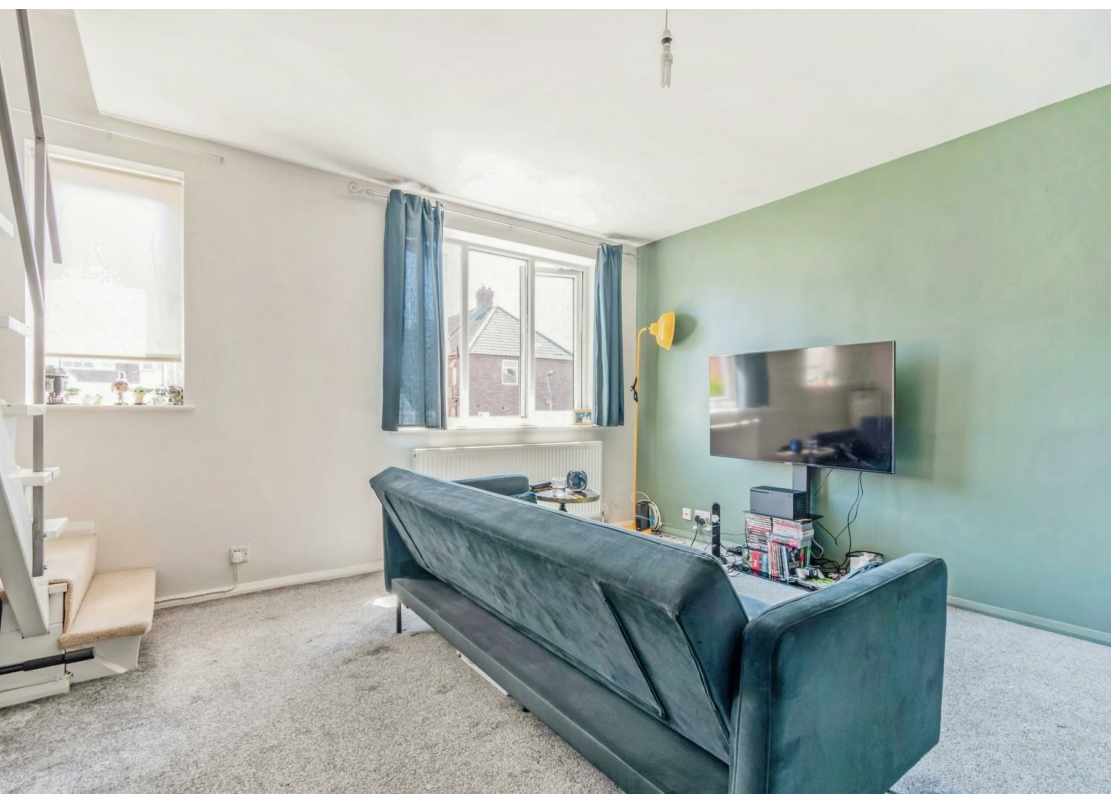
Stairs from the living room lead to the top floor where you find the double bedroom with built in wardrobes. There is also the bathroom with bath, sink and W.C.

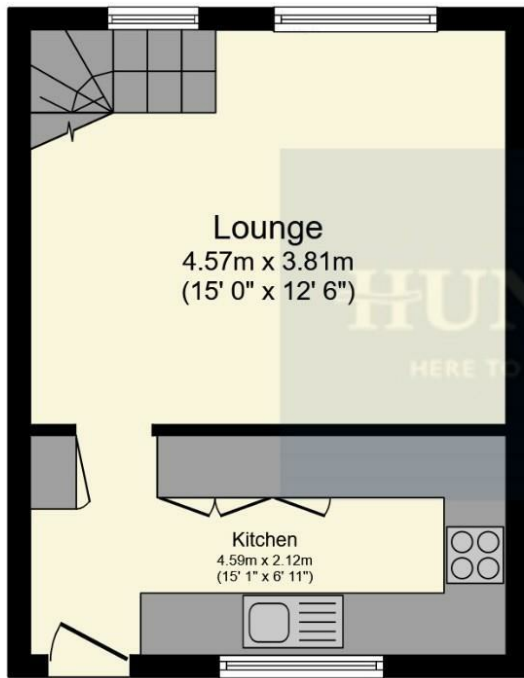
The property also benefits from an allocated parking space.

Holly Bank Road is a desirable location offering convenient access to local amenities as well as York Station and the city centre.

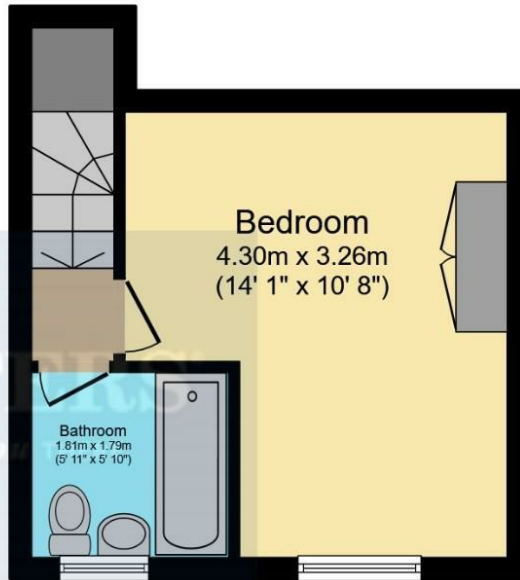
Viewing of this property is highly recommended to truly appreciate all it has to offer.







Ground Floor



First Floor

Total floor area 48.1 m² (517 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

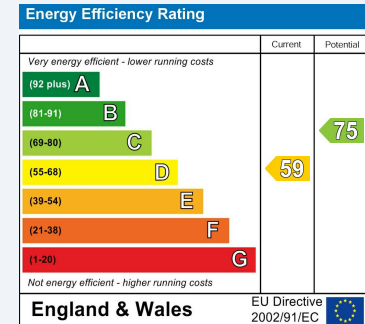
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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