



Murray Street, Holgate, York £410,000

A quite stunning period townhouse which has been lovingly improved by its current owners to present spacious, yet cosy period accommodation arranged over three floors, having two reception rooms, the possibility of four bedrooms, along with a beautifully landscaped walled courtyard and an abundance of original features.



This fantastic property offers generously sized accommodation throughout with a warm interior, creating a welcoming home.

Entered through the front door into the entrance hall, with a secondary solid wood door finished with stunning stained-glass window, the hallway also benefits from having impressive Victorian tiling. The hallway leads to further doors leading to the ground floor accommodation and a carpeted staircase leading to the first floor.

The principal reception room is found to the front elevation of the property and offers a beautifully decorated, spacious sitting room. Boasting original wood flooring, a bay window to the front, period style fireplace with granite hearth and working gas fire as well as a remarkable ceiling rose and traditional coving, the room is complimented with an abundance of impeccable original features.



A second reception room offers another spacious living area, which again creates a warm and cosy atmosphere to relax in. A traditional fireplace, ceiling rose, coving and arched alcoves with fitted storage cupboards underneath carry the notable features through to this lovely room. A patio door opens up onto the landscaped walled courtyard at the rear of the property.

With an open plan layout through the ground floor, the accommodation steps down into the sizeable galley kitchen. The kitchen is comprised of a range of wooden wall and base units with solid wood worktops, Range style cooker and stove with extractor hood over, sunken Belfast sink and stone tiled flooring.

Passing through the kitchen, a well-designed internal archway leads into the further reception room, currently used as a dining area, having ample space for a good-sized dining table and chairs, with a window looking onto the courtyard. Completing the ground floor accommodation is a modern downstairs cloakroom comprising a low flush WC and hand wash basin.



To the first floor are two well-proportioned double bedrooms and a sizeable family bathroom. The main bedroom is found to the front elevation of the property and offers a very spacious double room, with a window to the front and benefitting from having a chimney breast as a feature wall and beautiful traditional coving. The second bedroom is smaller but still offers ample space for a double bed and is currently used as a lovely nursery room, perfect for families.

Finishing the first floor's accommodation is the stunning family bathroom which is a standout area of this amazing period townhouse. The bathroom is a considerably sized room with impressive modern yet characterful features. Comprising a free-standing roll top, claw foot bath with mixer tap and handheld shower over, a low flush WC, vanity unit with sink and a walk-in shower with rainfall and handheld shower over. Complimented with blue tiled flooring and decorative panelling to the walls, the bathroom is finished to an outstanding quality and provides a luxurious feel.

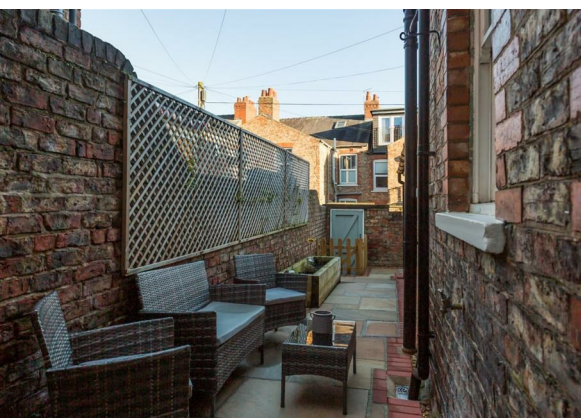
Another carpeted staircase leads up to the converted loft, which now offers a further double bedroom with ample space and impressive features, including traditional beams along the walls, wood-effect flooring and a pitched roof with velux roof lights, flooding the room with natural light. This room also benefits from lovely views of York Minster and The Chocolate Works.



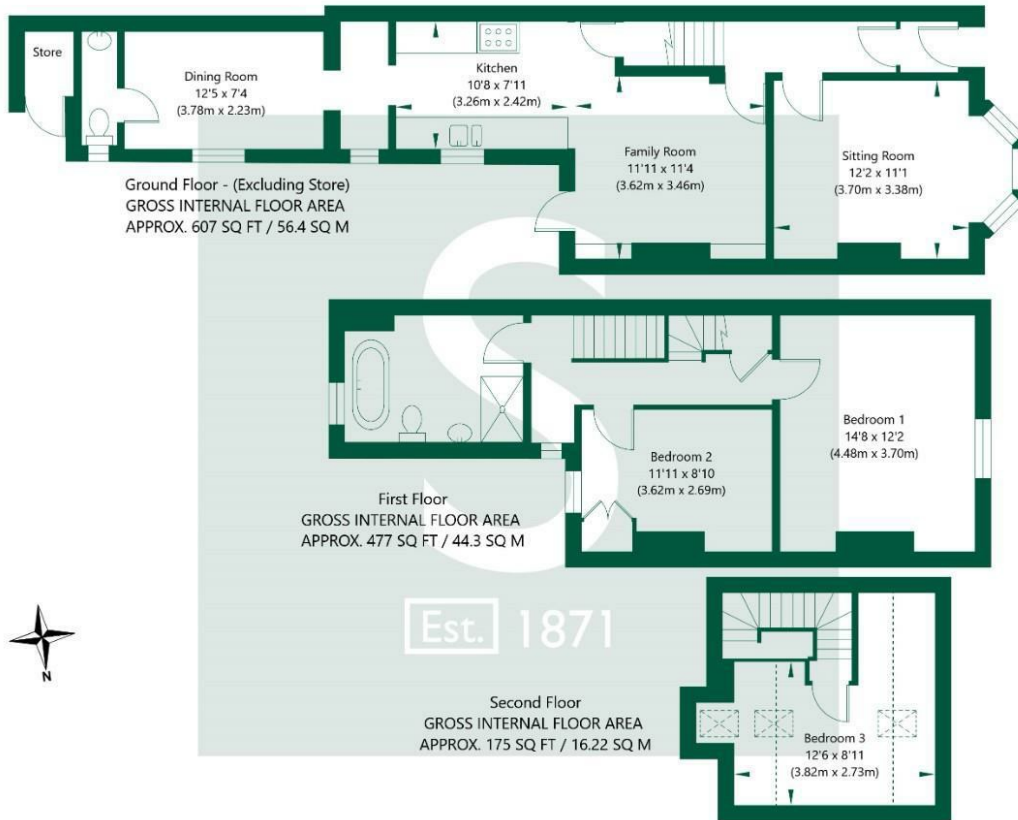
Externally, the property benefits from having a gated frontage onto a patio forecourt leading to the property's front door. To the rear of the property is a beautifully landscaped and maintained courtyard which offers a wonderful patio area to enjoy in the warmer months. The walled courtyard provides a lovely private area, as well as having a useful store to the rear of the property.

Situated on Murray Street, in the ever popular area of Holgate, the property is well-situated for those wanting to be within walking distance of York City Centre and the Train Station. Just a stone's throw from West Bank Park, this is a great location for families and also offers a great bus route into York Centre.

This wonderful period townhouse is sure to appeal to a wide range of buyers, including professionals and families. An internal inspection is strongly advised in order to truly appreciate the high finish and luxury within this fantastic home.



Murray Street, Holgate, York, YO24 4JE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1259 SQ FT / 116.92 SQ M- (Excluding Store)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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