



59 Holgate Road  
York, YO24 4AA

**Guide Price £495,000**



**SUPERB OPPORTUNITY AS A PRIVATE RESIDENTIAL HOME OR INVESTMENT!**  
Located in this central area, within 5 minutes' walk of York's historic city walls and the railway station, this property offers fabulous scope to extend (subject to necessary planning) as well as impressive period features. Currently laid out with a ground floor shop/office unit with terraced garden and a first floor 2 bedroom apartment. The bright and airy living accommodation comprises entrance hallway, ground floor shop/front reception unit, inner hallway, cloaks/WC and 3 rear offices. To the upstairs is a galleried landing, lounge with period fireplace, 17' dining kitchen, 2 bedrooms and a large bathroom. To the outside is a front forecourt, rear terraced garden with 3 brick stores plus a 17' brick built studio space and pedestrian access via a gate to the rear on to the alleyway. An internal viewing is highly recommended to appreciate the potential on offer. Viewing strictly by appointment.

**Entrance Hall**

Entrance door. Tiled flooring and carpet. Door to;

**Inner Hallway**

Wall and base units, stainless steel sink, single panelled radiator, power points. Carpet.

**Front Reception Room**

15'3 x 13'9 (4.65m x 4.19m)  
Entrance door to front, large window to front, period fire with surround, double panelled radiator, power points, phone socket. Carpet.

**Office 2**

13' x 7'8 (3.96m x 2.34m)  
Original slide sash window to rear, double panelled radiator, power points. Carpet.

**Office 3**

12'9 x 11'10 (3.89m x 3.61m)  
Original slide sash window to rear, built in storage cupboard, single panelled radiator, power points. Carpet.

**Office 4**

17'9 x 8' (5.41m x 2.44m)  
Window to side, column radiator, power points, wall mounted gas combination boiler. Door on to courtyard. Carpet.







### First Floor Landing

Galleried landing, storage cupboard, access to an extensive attic space (with potential for conversion subject to necessary planning). Carpet. Doors leading to;

### Lounge

12'6 x 12'9 (3.81m x 3.89m)

uPVC slide sash window to rear, two built in storage cupboards, period fire with surround, single panelled radiator, power points. Carpet.

### Kitchen

17'6 x 18' (5.33m x 5.49m)

Timber framed window to side, wall and base units, sink and drainer, plumbing for washing machine, wall mounted gas combination boiler, double panelled radiator, power points, door to balcony area. Vinyl flooring.

### Bedroom 1

13'7 x 11'8 (4.14m x 3.56m)

Original slide sash window to front, double panelled radiator, power points, phone socket. Carpet.

### Bedroom 2

13'7 x 7'3 (4.14m x 2.21m)

Original slide sash window to front, single panelled radiator, power points. Carpet.

### Bathroom

13' x 9' (3.96m x 2.74m)

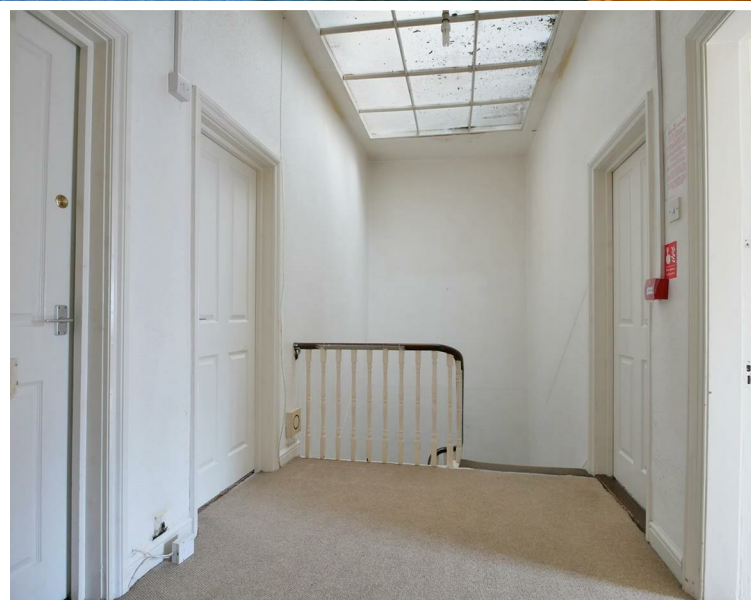
uPVC slide sash window to rear, panelled bath with mains shower over, wash hand basin, low level WC, single panelled radiator, extractor fan. Vinyl flooring.

### Outside

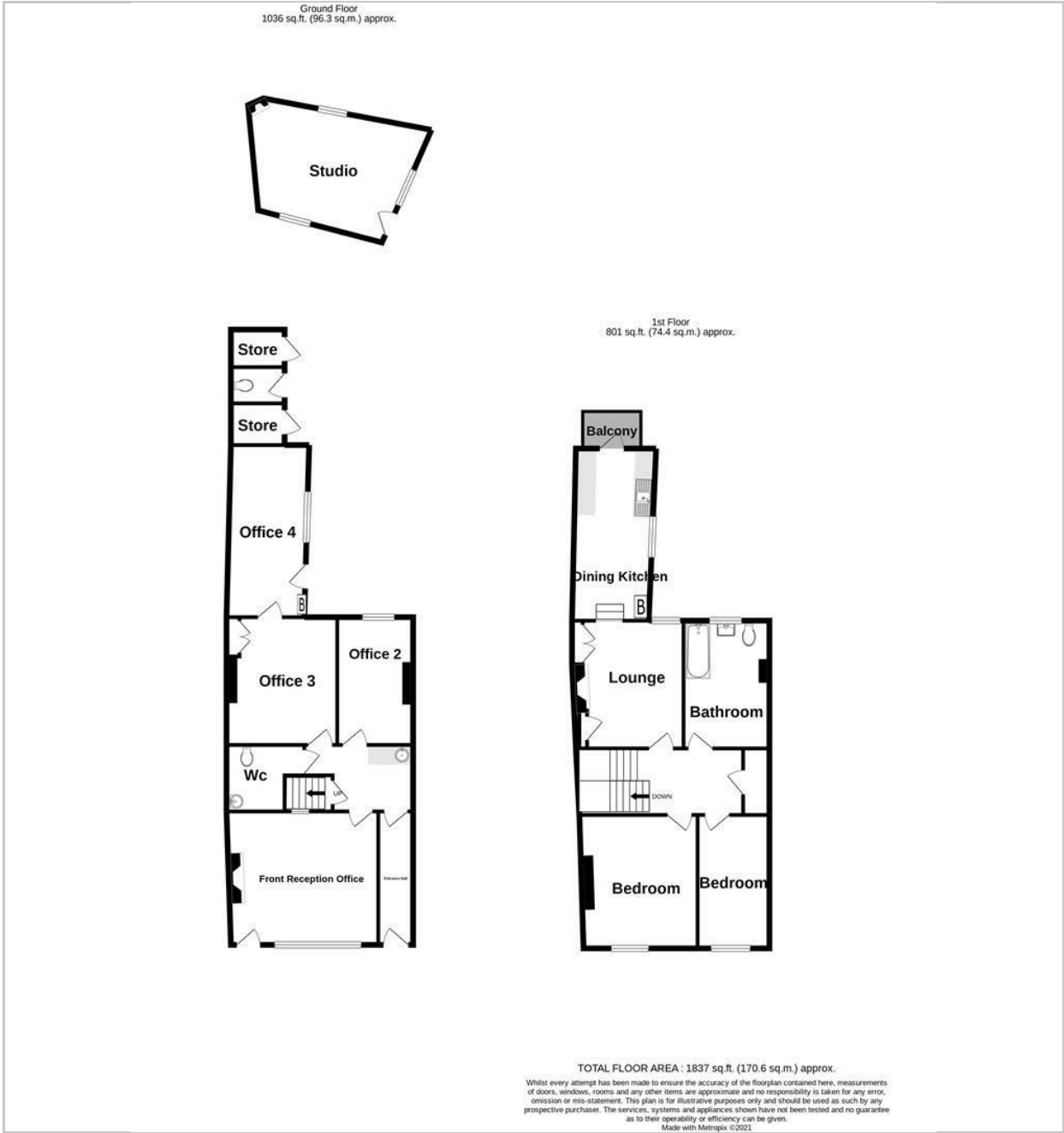
Front forecourt with bicycle racks. Rear garden with patio and terraced areas, 3 brick stores, brick boundary wall and gate to service alley.

### Studio

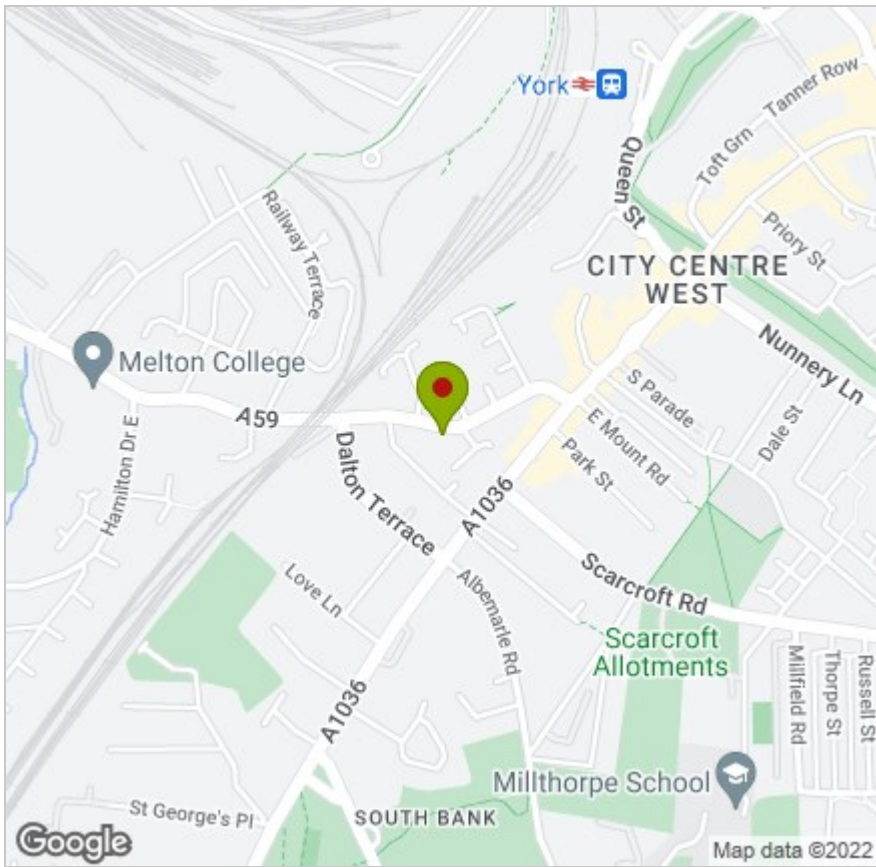
12' x 17'9 lowering to 13' wide (3.66m x 5.41m lowering to 3.96m wide)  
Windows to front, side and rear.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

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