



Flat 2, 167 Holgate Road, York, YO24 4DF

Guide Price £245,000



## The Old Surgery, Flat 2, 167 Holgate Road, York, YO24 4DF

**£245,000**

A superb two bedroom ground floor apartment set in this highly sought after location within a few minutes walk of the railway station and City Centre amenities. Whilst retaining a host of period features, the apartment also benefits from gas central heating and contemporary fittings to provide bright and spacious living accommodation. The property is entered via a grand entrance hallway leading to a private entrance door to the apartment. The apartment internally consists of a spacious living/dining room area, fully integrated kitchen, a good sized bathroom suite and 2 double size bedrooms (1 with en-suite WC). To the outside there is a private courtyard and a reserved car parking space. An internal viewing is highly recommended to appreciate the attractive accommodation on offer.

## Description

Communal Hallway

Hallway

Living/Dining Room

Kitchen

Bedroom 1

En-Suite WC

Bedroom 2

Bathroom

Outside

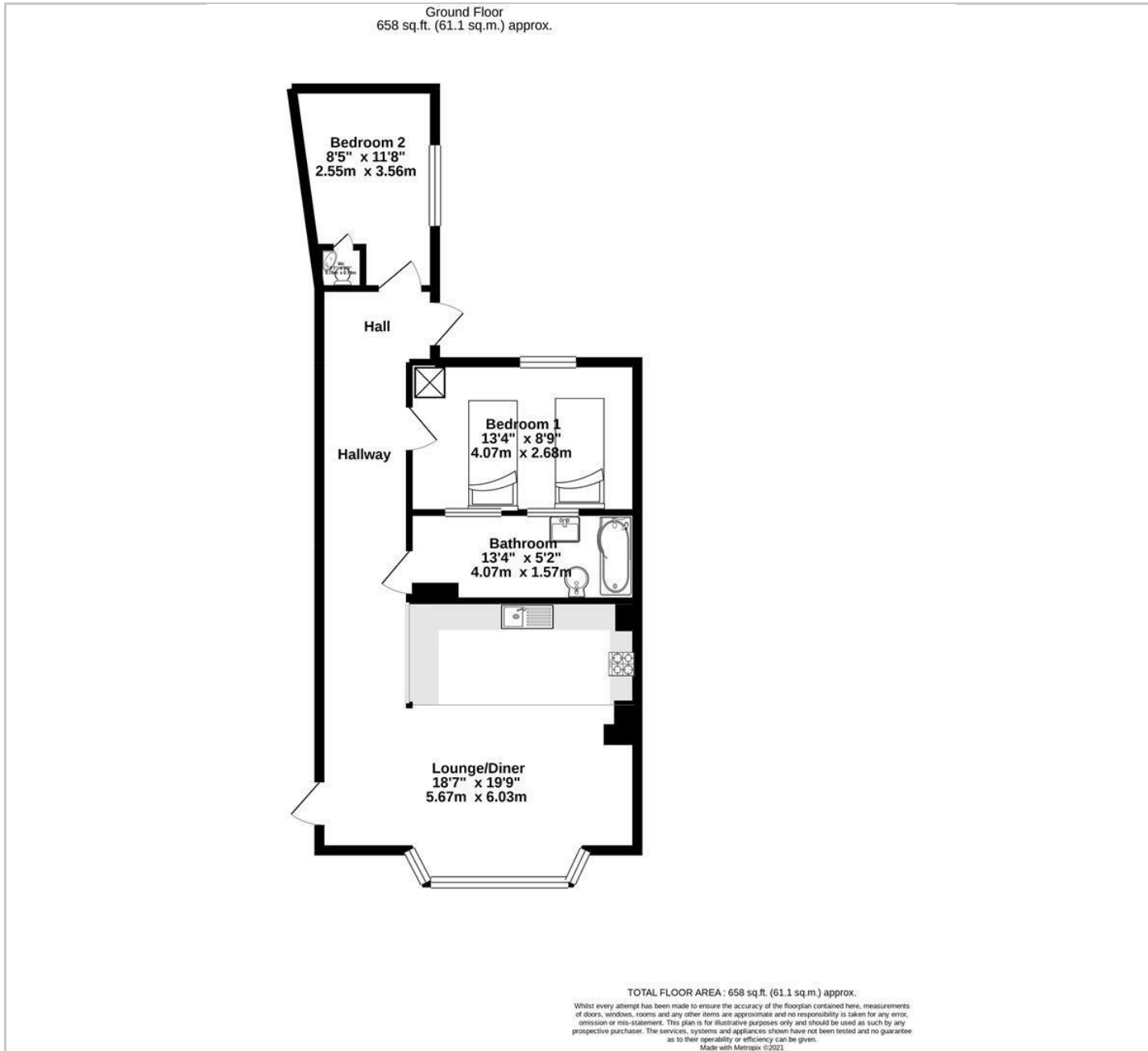


## Features

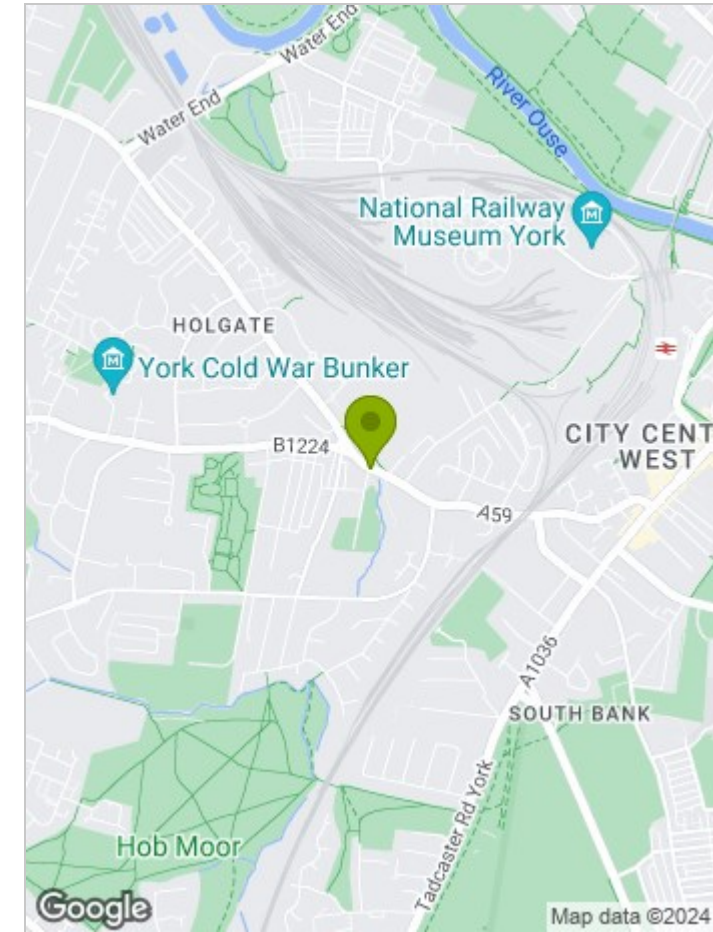
- 2 bed ground floor apartment
- Walking distance of Railway Station & city centre
- Presented to a high standard
- Large open plan living/dining room
- Private courtyard
- Reserved car parking space
- Internal viewing essential!



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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