



Apartment 5, 128 Holgate Road
York, YO24 4DL
Prices From £325,000

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THE RAILWAY HOUSE - Churchills are proud to present to the market one of York's finest period conversions in recent times. A truly fabulous building with an extensive history, now a small exquisite development of 8 properties comprising 5 apartments, 2 duplex apartments and a maisonette. Located in Holgate and convenient for York's city centre, the Knavesmire Racecourse and the railway station. Currently operating as successful holiday rentals but equally suitable for commuters and premium residential homes. Offered for sale on brand new long term leases each unit comes with beautiful shaker style kitchens with quartz worktops, open plan living areas, bespoke fixtures and fittings from highly regarded firms with extra attention to detail plus distinctive roll top baths to create a relaxing serene environment. To the external are good size landscaped grounds, designated parking accessed via a secure communal electric gate as well as useful storage areas. The duplexes come with secluded courtyard gardens as well as parking spaces for visitors. An opportunity like this is rarely available, please call today to make an accompanied viewing!

The Railway House

An exceptional period building with a vast range of original features. Revitalised to an exceptional standard with close attention to the quality and finish. The building itself is rich in history and a reflection of York's railway industrial heritage. Working in partnership with both local and nationwide companies creating an exciting, pleasant and premium environment.





Location

The small, central suburb of Holgate, a short distance to the city centre as well as nearby Knavesmire racecourse, established parks and Holgate Windmill. The independent shopping streets of Bishopthorpe Road and Acomb Front Street are within easy access. By vehicle it is convenient for the ring road, A59 & A64. London is less than two hours away by train, Leeds, Manchester Airport & Edinburgh are all within reach.

Communal Hallway

A grand and imposing period hallway with wood panelling and encaustic tiling. A sweeping staircase to each floor and slide sash windows overlooking the gardens.

Entrance Halls

Each entrance hall has hard-wearing luxury vinyl tiling and bespoke sockets & switches.

Kitchens

Modern shaker style kitchens with polished brass taps and quartz worktops. Full range of Integrated appliances for cooking and entertaining.

Dining/Living Areas

Period features in a relaxing and comfortable space. Television points and views through slide sash windows.

Bathrooms

Bert & May tiling. Good sized walk in showers, distinctive and luxurious freestanding baths. LED mirrors, towel radiators.

Bedrooms

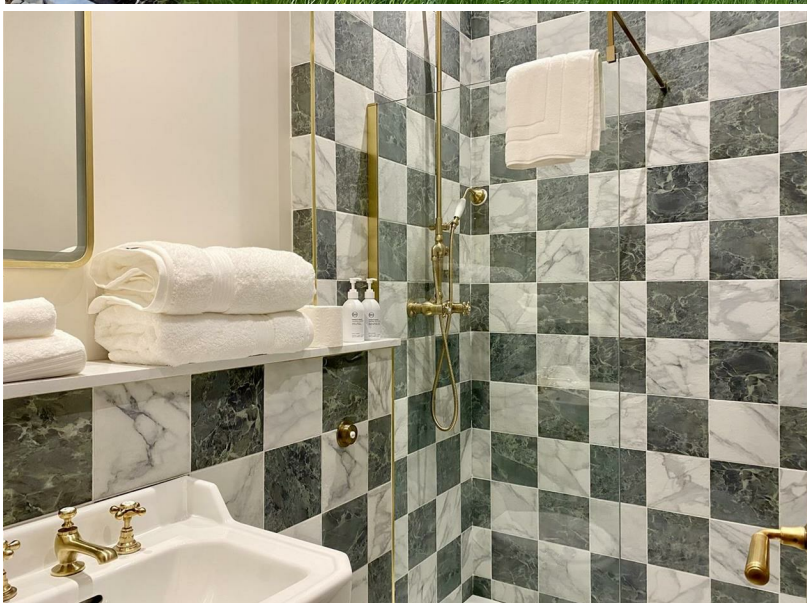
Generous proportioned rooms, carefully designed. Larger properties with en-suites or feature bathtubs.

Communal Areas and Gardens

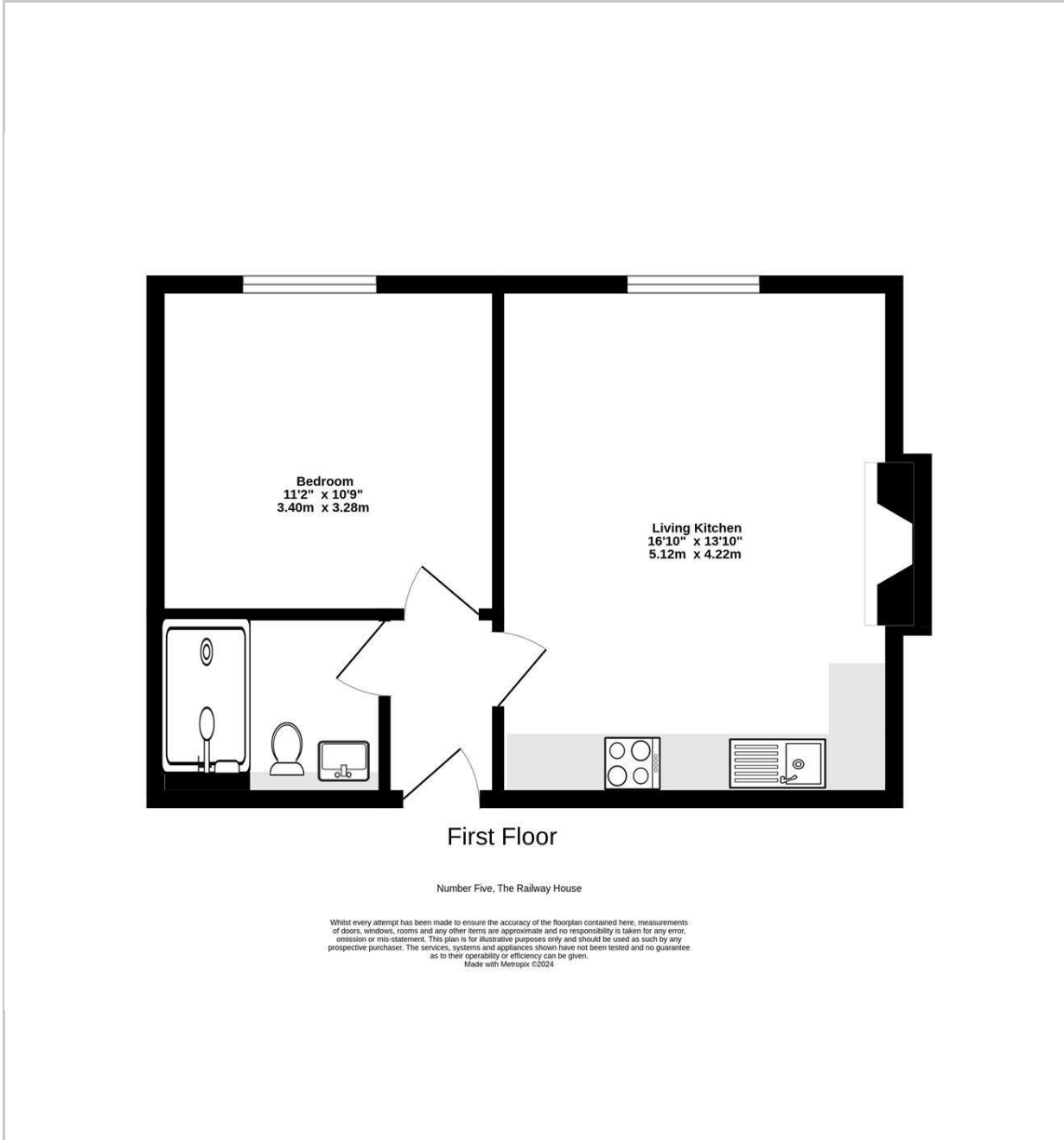
Designated parking. gravelled driveway, lawned gardens and sitting areas. Good sized storage rooms.

Lease Service Charges

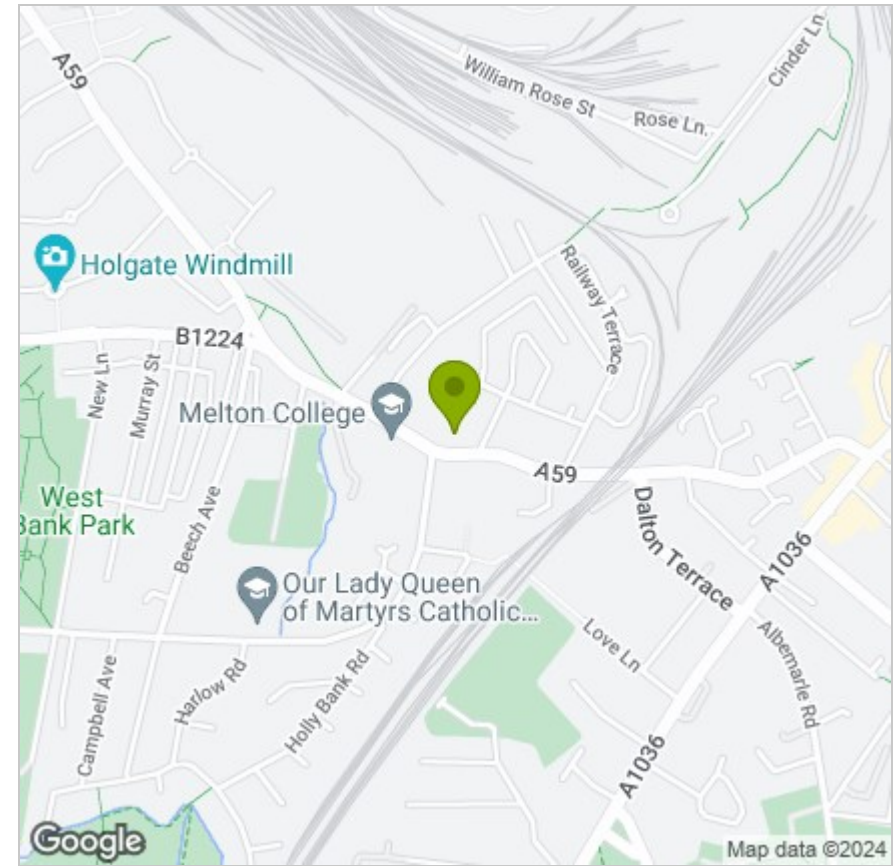
Available on a long lease.



FLOOR PLAN



LOCATION



EPC

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

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