



Apartment 6, 128 Holgate Road
York, YO24 4DL
Guide Price £575,000

A FIRST FLOOR APARTMENT WITHIN THIS QUALITY DEVELOPMENT CLOSE TO YORK CITY WALLS AND THE TRAIN STATION. Set within this period conversion the property comprises two good size bedrooms both with en-suites, fabulous Shaker fitted kitchen with quartz worktops and fitted appliances and aspects to front, side and rear. Accessed via a grand communal hallway with spiral staircase leading to all floors, private entrance hall, 17' open plan living/dining kitchen, two double bedrooms both with stunning en-suite shower rooms with Burt and May tiles. To the outside is designated parking, communal gardens accessed via a secure gate and storage areas. Currently operating as a successful holiday let the property is also ideal for a permanent home. An internal viewing is highly recommended.

Communal Hallway

Entrance door, grand staircase to all floors.

Entrance Hall

Entrance door, power points, storage cupboard. Luxury vinyl tiling. Door to:

Living Area

Two slide sash windows to front and side with shutters, column radiators, TV point, power points. Luxury vinyl tiling.

Kitchen Area

Fitted wall and base units with quartz counter tops, sink and drainer with mixer tap, integrated appliances including fridge/freezer, dishwasher, washing machine, double oven and hob, power points. Luxury vinyl tiling.

Bedroom 1

Slide sash window to side, period fireplace, column radiator, power points, TV point. Luxury vinyl tiling.

En-Suite

Walk-in tiled shower unit, low level WC, wash hand basin, towel radiator, recessed spotlights, extractor fan. Tiled flooring.





Bedroom 2

Slide sash window to rear, period fireplace, column radiator, TV point, power points. Luxury vinyl tiling.

En-Suite

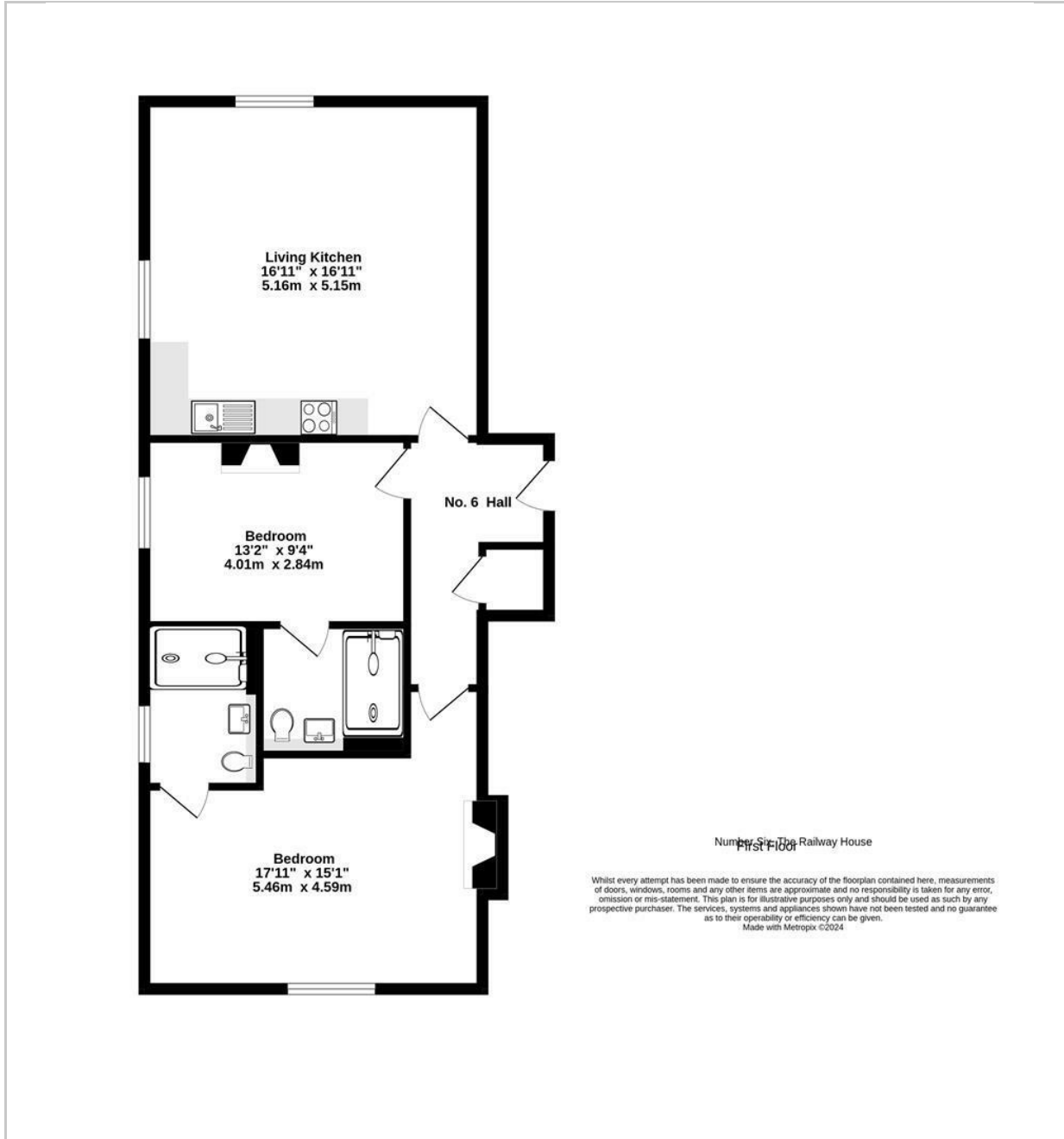
Slide sash opaque window to side, walk-in tiled shower unit, low level WC, wash hand basin, column radiator, recessed spotlights, extractor fan. Tiled flooring.

Outside

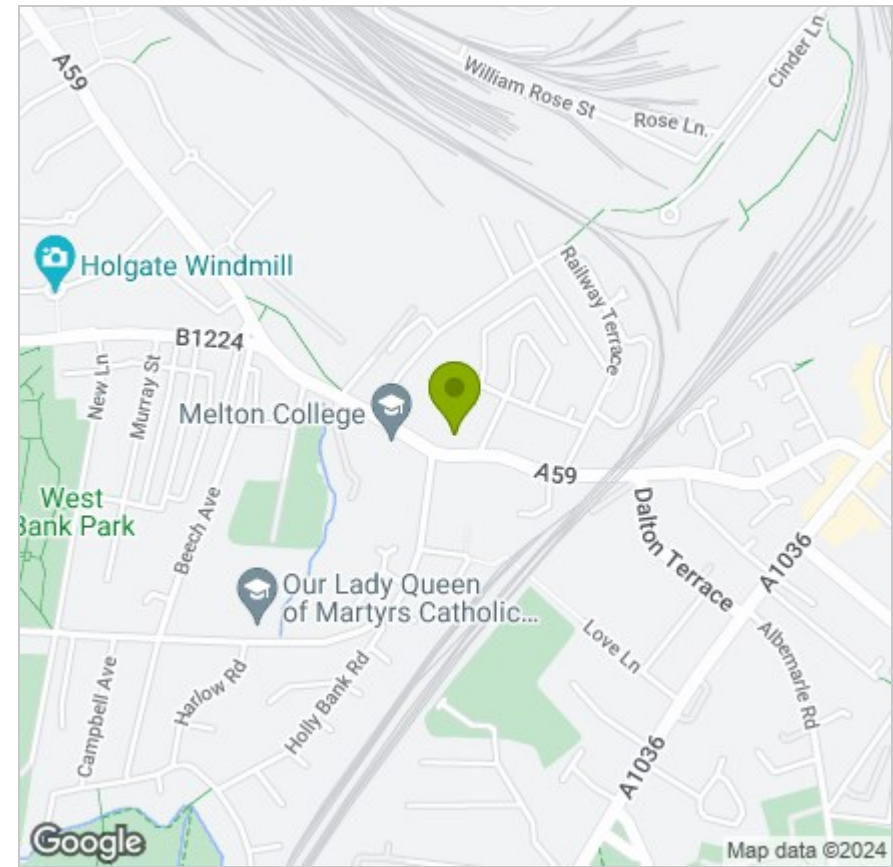
Designated parking space, communal gardens, gated driveway, storage areas.



FLOOR PLAN



LOCATION



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | 81 | 81 |
| (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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