



Apartment 7, 128 Holgate Road
York, YO24 4DL
Guide Price £545,000

A superb second floor two double bedroom apartment with feature freestanding copper bath. Located within 'The Railway House' in Holgate, a magnificent period building close to York's train station and city walls. With a fabulous living kitchen incorporating quartz counter tops and views over and towards York city centre, the attention to details and quality throughout is plain to see. This particular apartment is ideal for a second home retreat or premium holiday rental investment. Accessed via an imposing communal hallway with grand staircase leading to all floors, this top floor property comprises entrance hallway, 19' living kitchen with dual aspect, master bedroom with free standing copper bath, 17' second bedroom and a three piece shower room with Bert and May tiling. TO the outside are communal gardens access via a secure electric gate with intercom, designated parking area and storage facilities. An internal viewing is highly recommended.



Communal Hallway

Entrance door, grand staircase to all floors.

Entrance Hall

Entrance door, two storage cupboards (one housing hot water cylinder), power points. Door to;



Kitchen Area

Slide sash window to front, ceiling coving, shaker style fitted wall and base units with quartz counter tops, sink and drainer with mixer tap, integrated appliances including fridge freezer, oven and hob, wine cooler, dishwasher and washing machine, power points, spotlights. Luxury vinyl tiles.

Living/Dining Area

Two slide sash windows to rear with shutters, ceiling coving, period fireplace, two column radiators, TV point, power points. Luxury vinyl tiles.





Master Bedroom

Velux, exposed timber beams, ceiling coving, freestanding copper bath, column radiator, TV point, power points, spotlights. Luxury vinyl tiles.

Bedroom 2

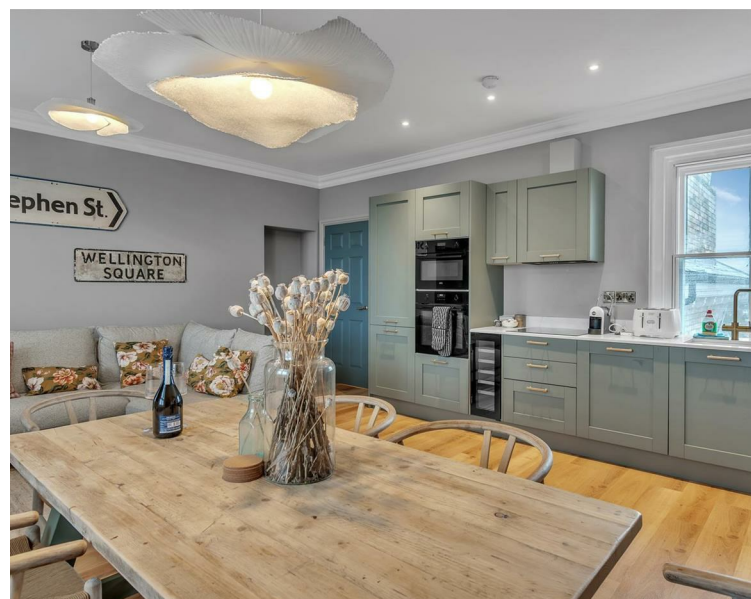
Velux to rear, column radiator, TV point, power points, spotlights. Luxury vinyl tiles.

Shower Room

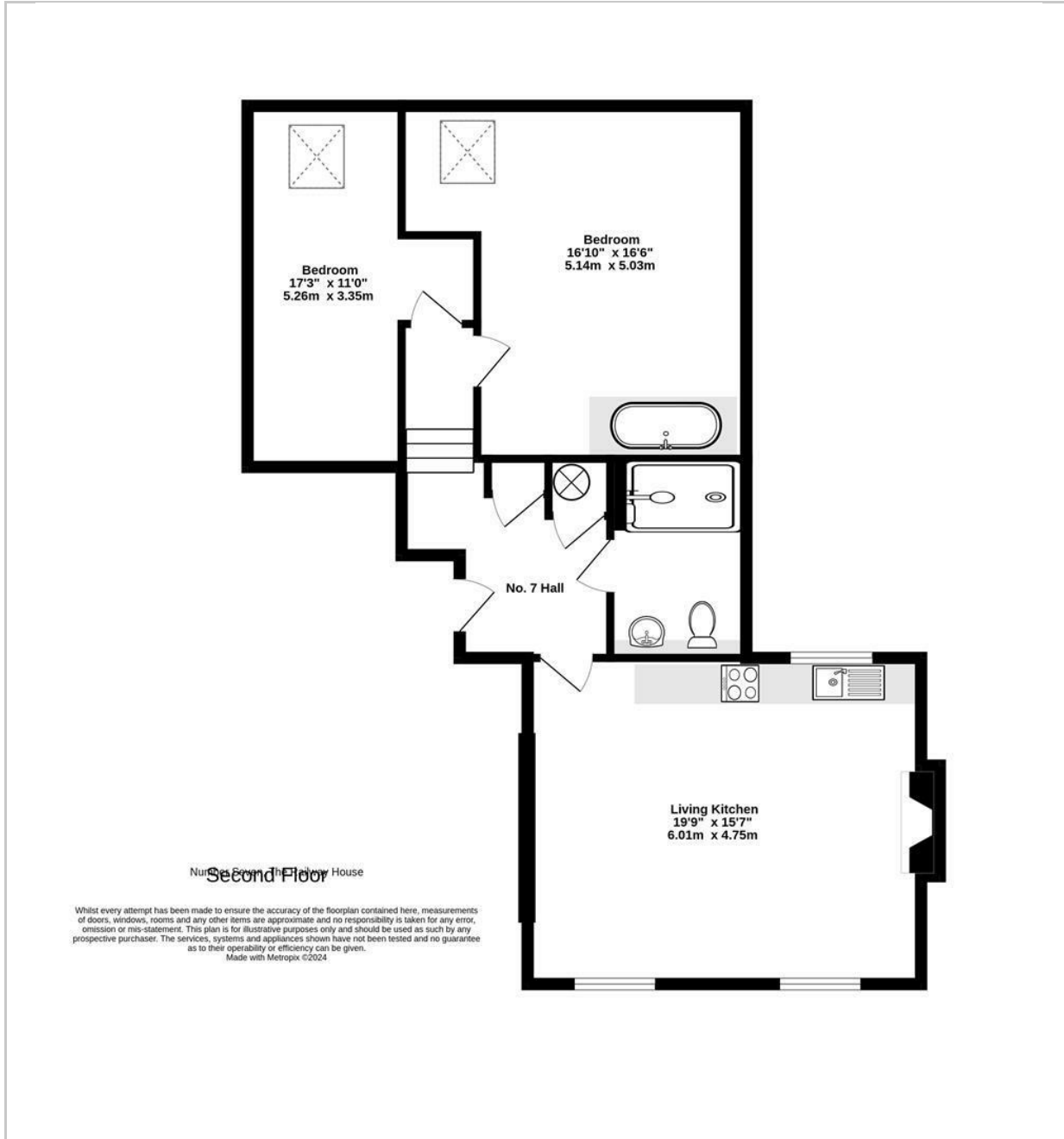
Large walk-in shower cubicle, wash hand basin, low level WC, towel rail/radiator, shaver point, extractor fan, spotlights, tiled walls. Tiled flooring.

Outside

Designated parking space, communal gardens, storage areas and secure gate with entry system.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	79
(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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