



Apartment 8, 128 Holgate Road
York, YO24 4DL
Guide Price £515,000

TWO BEDROOM APARTMENT LOCATED ON THE SECOND FLOOR OF THIS SUPERB CONVERSION - 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, fabulous fixings and views over and towards York city centre. 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, large living kitchen with period fireplace, two good sized double bedrooms and 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, storage cupboard, power points. Luxury vinyl tiling.

Kitchen Area

Velux window to side, fitted wall and base units in a Shaker style with Quartz work surfaces and brass fixings, full range of integrated appliances including drinks cooler, power points. Luxury vinyl tiling.



Living/Dining Area

Slide sash window with secondary glazing and shutters to rear, period fireplace, two column radiators, TV point, power points. Luxury vinyl tiling.



Bedroom 1

Slide sash windows with secondary glazing and shutters to front and side, column radiator, power point, storage cupboard. Luxury vinyl tiling.





Bedroom 2

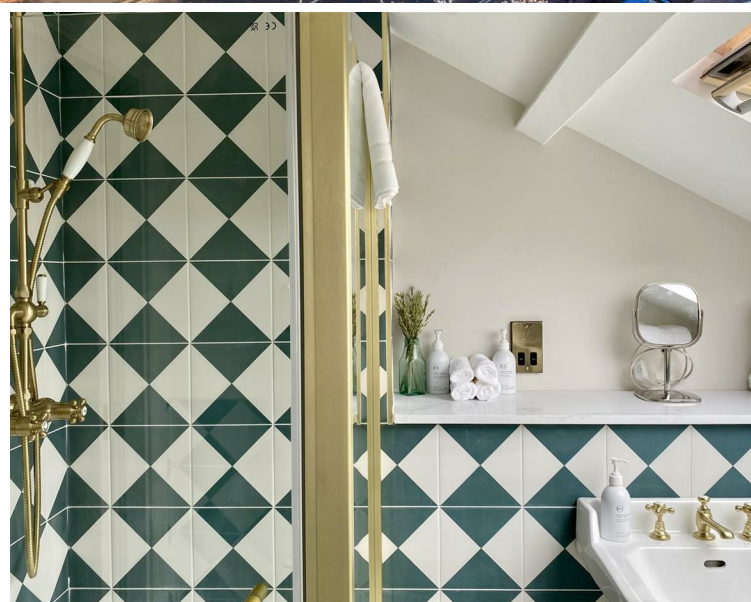
Two windows and velux to side, column radiator, power point. Luxury vinyl tiling.

Shower Room

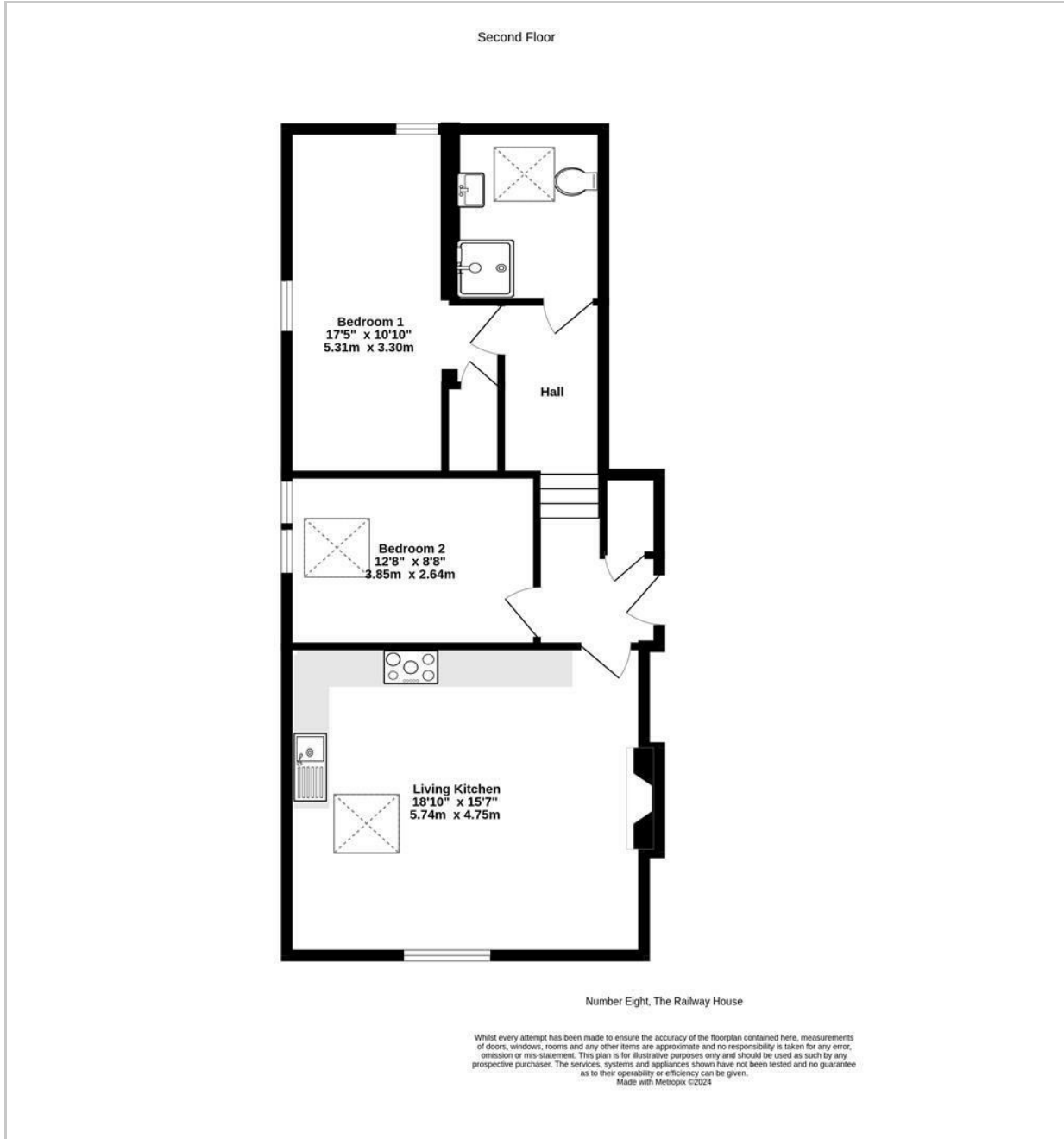
Walk in shower cubicle, wash hand basin, low level WC, tiled walls, towel rail/radiator, extractor fan. Tiled flooring.

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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