



Apartment 4. 128 Holgate Road
York, YO24 4DL
Guide Price £395,000

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ONE BEDROOM FIRST FLOOR APARTMENT WITHIN THIS FABULOUS AND SOUGHT AFTER CITY CENTRE BUILDING - AN IDEAL INVESTMENT AS A FIRST CLASS RESIDENCE OR PREMIUM HOLIDAY RENTAL. This superb property offers bright and spacious living accommodation with large slide sash windows overlooking rooftops towards the city centre and as far as the Yorkshire Wolds. Located on the first floor of The Railway House, decorated and furnished to an extremely high standard throughout the internal accommodation comprises entrance hallway, modern shaker kitchen with quartz worktops and fitted appliances, sitting/dining area with dual aspect and period features, double bedroom with storage and three piece shower room with Bert & May tiles. To the outside is a designated parking space, secure and pretty communal grounds as well as storage areas. An accompanied viewing is highly recommended!

Communal Entrance

Entrance door, grand staircase to all floors.

Entrance Hall

Entrance door, power points. Luxury vinyl flooring. Doors to;

Kitchen Area

Original slide sash window with secondary glazing and shutters, ceiling coving, fitted wall and base units with Quartz work surfaces and brass fixings, eye level oven, dishwasher, washing machine, power points, storage cupboard with boiler. Luxury vinyl tiling.

Lounge/Dining Area

Original slide sash window with secondary glazing and shutters, period fireplace, two column radiator, wood panelling, TV point, power points. Luxury vinyl tiling.





Bedroom

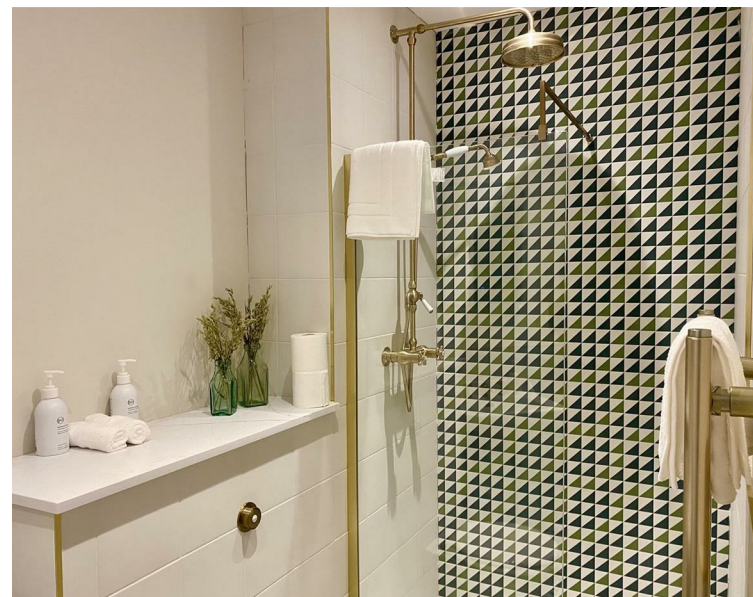
Original slide sash window with secondary glazing, ceiling coving, wood panelling, storage cupboard, column radiator, TV point, power points. Luxury vinyl tiling.

En-Suite

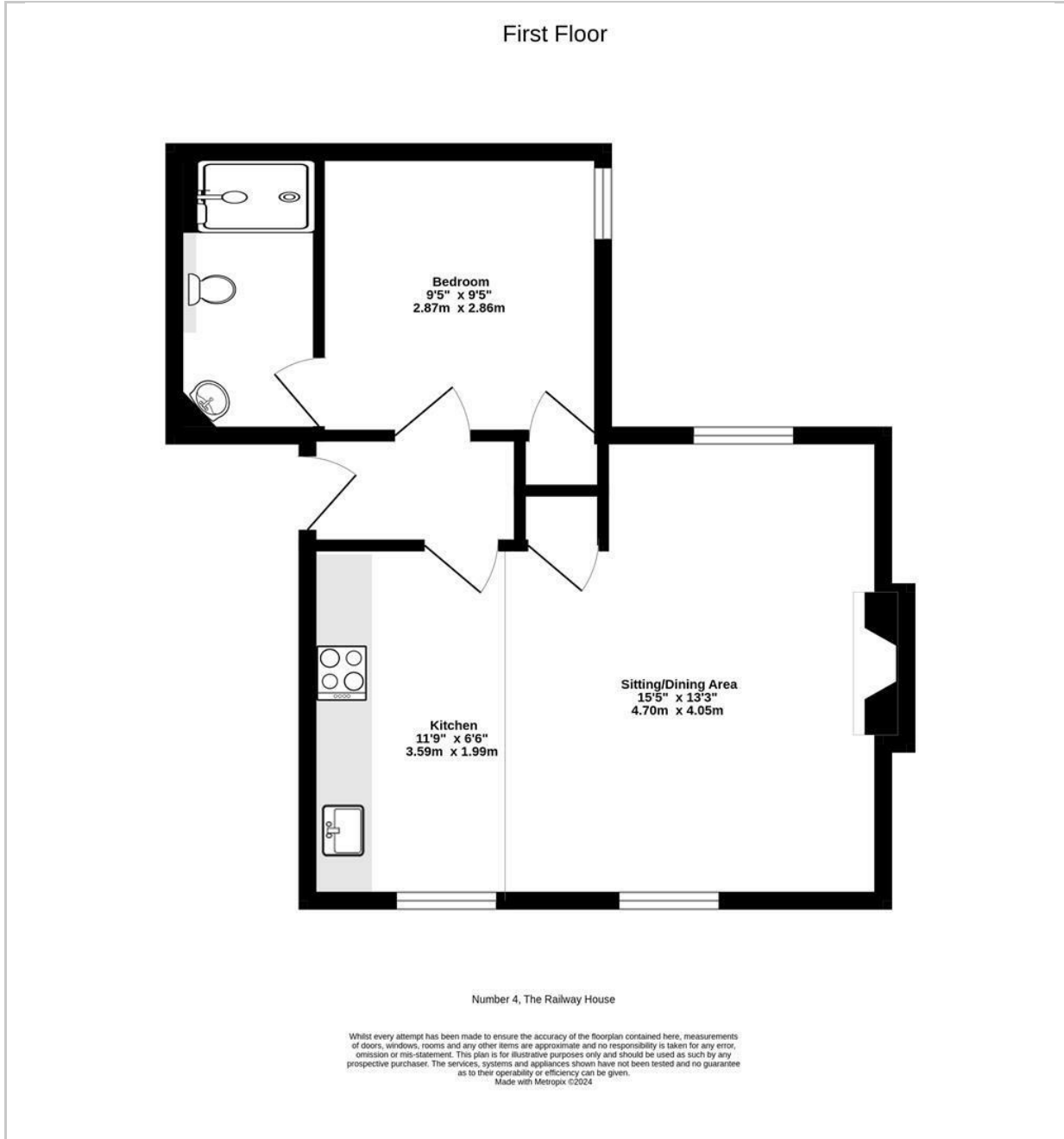
Walk in shower cubicle, wash hand basin, low level WC, tiled walls, towel rail/radiator, extractor fan. Tiled flooring.

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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