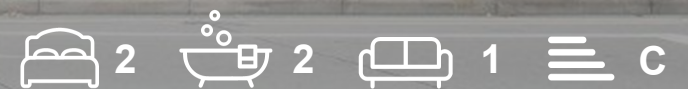




Flat 2, 167 Holgate Road  
York, YO24 4DF  
£1,200 PCM



## **\*\*Superb Two Bedroom Apartment\*\***

A superb two bedroom ground floor apartment set in this highly sought after location within a few minutes walk of the railway station and City Centre amenities.

Whilst retaining a host of period features, the apartment also benefits from gas central heating and contemporary fittings to provide bright and spacious living accommodation. The apartment comprises of a spacious living/dining room area, fully integrated kitchen, a good sized bathroom suite and 2 double bedrooms, one complete with en-suite WC. To the outside there is a private courtyard and a reserved car parking space.

A viewing is highly recommended

EPC Rating C

Council Tax Band to be confirmed.

### **Communal Hallway**

### **Hallway**

### **Living/Dining Room**

### **Kitchen**

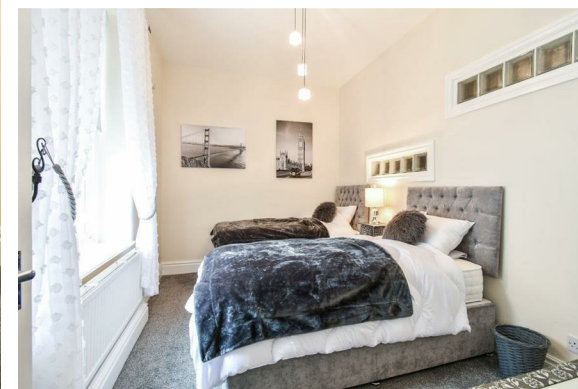
### **Bedroom 1**

### **En-Suite WC**

### **Bedroom 2**

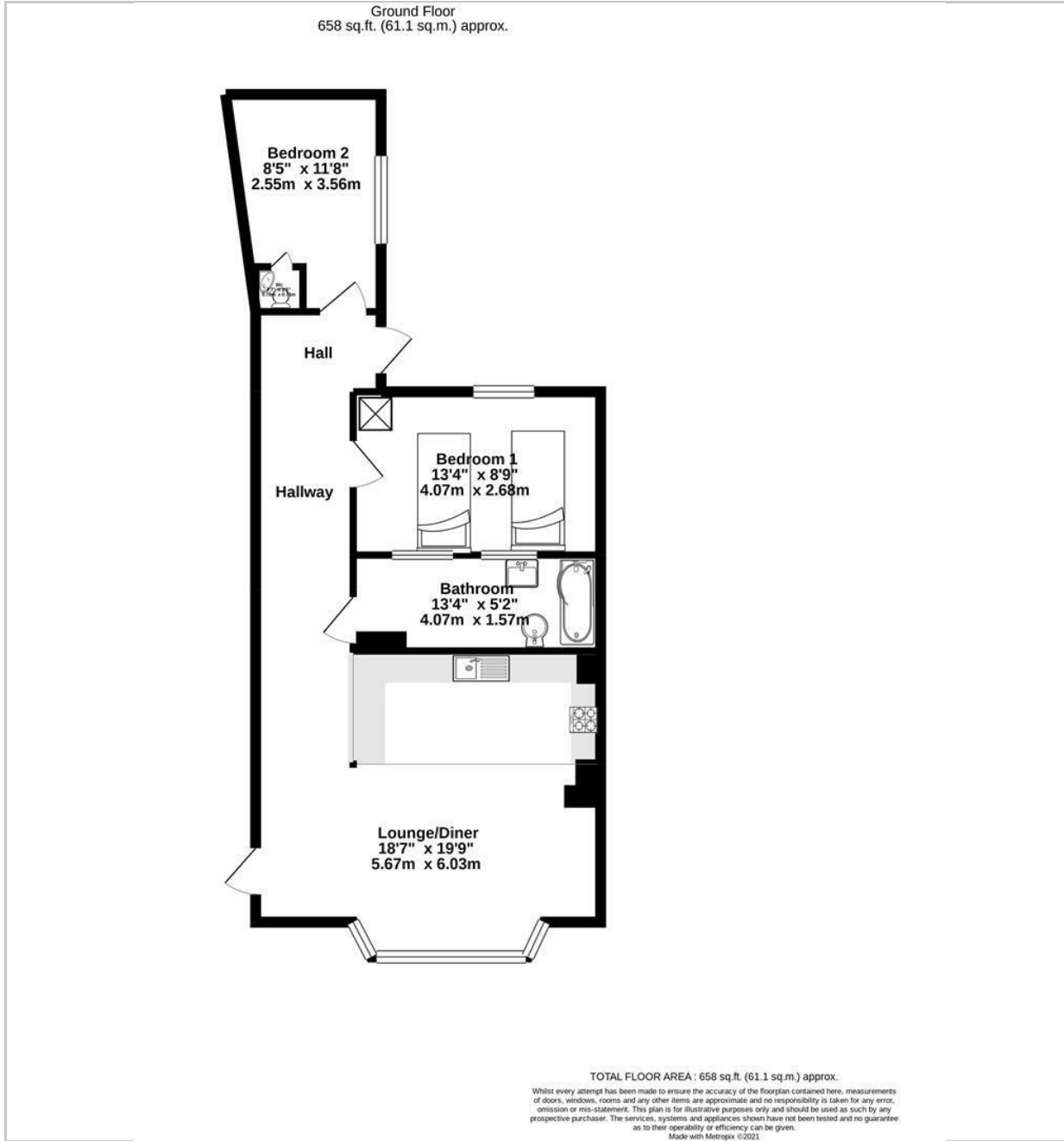
### **Bathroom**

### **Outside**

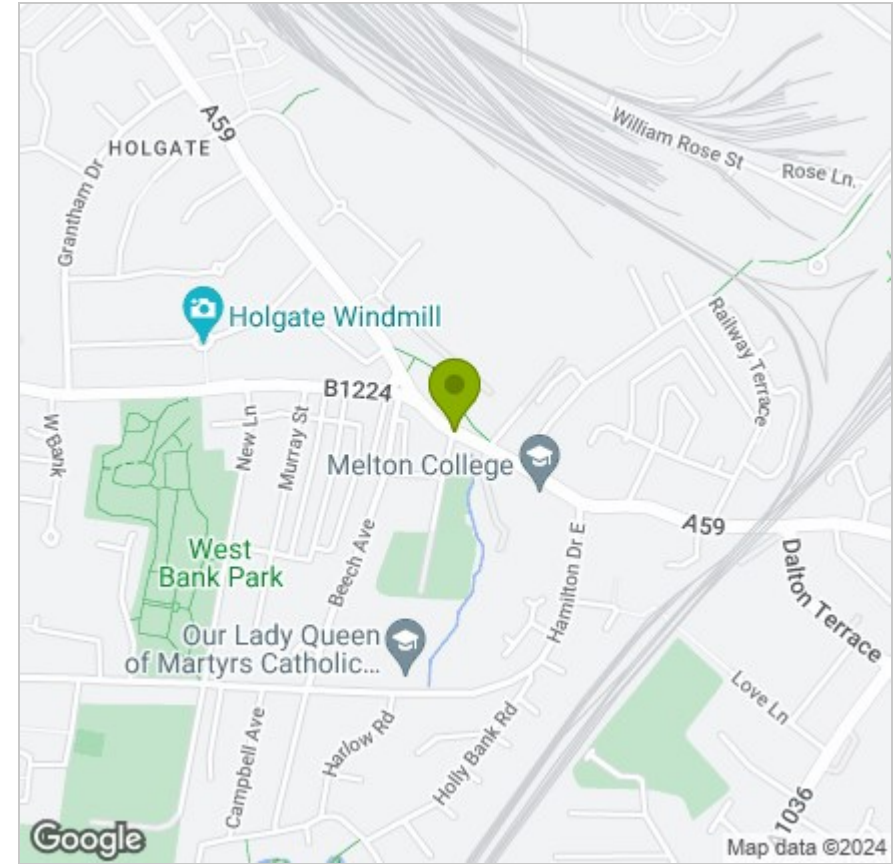




# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	<b>76</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.