



63 Holgate Road
York, YO24 4AA
Guide Price £965,000

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AN EXEMPLARY GRADE II LISTED FIVE BEDROOM GEORGIAN TOWNHOUSE. This fine property built circa 1830 is located in this central area on a pleasant row of houses just off Blossom Street, moments away from the railway station, York's historic city centre and highly regarded schools. The property retains impressive features throughout with a modern extension creating bright and versatile living accommodation of over 2000 sq ft. Entered by the raised front forecourt there is a grand traditional hallway with a large south facing arched window allowing natural light throughout each floor, two good sized reception rooms, a 20 ft open plan dining kitchen with feature log burner, bi-folding doors and raised staircase to study/playroom, wc/cloaks, first floor landing, large main bedroom/original drawing room, first floor shower room and double bedroom and a second floor with three further good sized bedrooms and additional three piece bathroom. To the rear is a good sized paved courtyard garden with brick boundary wall, storage facility and gate to service alleyway. An internal viewing of this remarkable home is strongly recommended.



Entrance Hallway

Entrance door, double panelled radiator, tiled flooring, under stairs cupboard, coving, stairs with carpet runner to first floor, dado rail, glazed door leading to the kitchen

Lounge

Bay window to front, panelling, open fire with surround, coving, two storage cupboards, laminate flooring, TV and power points

Family Room

Laminate flooring, coving, ceiling rose, TV and power points, two storage cupboards

Dining Area

Feature log burner, glazed roof lantern, recessed spotlights, laminate flooring, bi-folding doors onto courtyard, column radiator, power points

Kitchen Area

Wall and based units with countertop, electric range oven, integral appliances, recessed spotlights, column radiator, under stairs utility cupboard, stairs to study/play area, laminate flooring, power points, window to side

WC/Cloaks

Low level wc., wash hand basin, tiled flooring

First Floor Landing

Glazed window to rear, carpets, spindled balustrade





Study/Play Room

Two windows to side, power points, vinyl flooring, double panelled radiator

Principal Bedroom/Drawing Room

Original bay window to front, open fire with surround and hearth, radiator, dado rail, power points

Bedroom 2

Window to rear, double panelled radiator, two storage cupboards, exposed timber floorboards, power points

Shower Room

Walk in shower cubicle, low level wc, wash hand basin, tiled walls, tiled flooring, extractor fan, spot lights, towel radiator

Second Floor Landing

Window to rear, carpeted floors, door to;

Bedroom 3

Window to front, period fireplace, exposed timber floorboards, storage cupboard, dado rail, power points

Bedroom 4

Window to front, exposed timber floorboards, radiator, power points,

Bedroom 5

Window to rear, double panelled radiator, two storage cupboards, power points, carpeted flooring

Main Bathroom

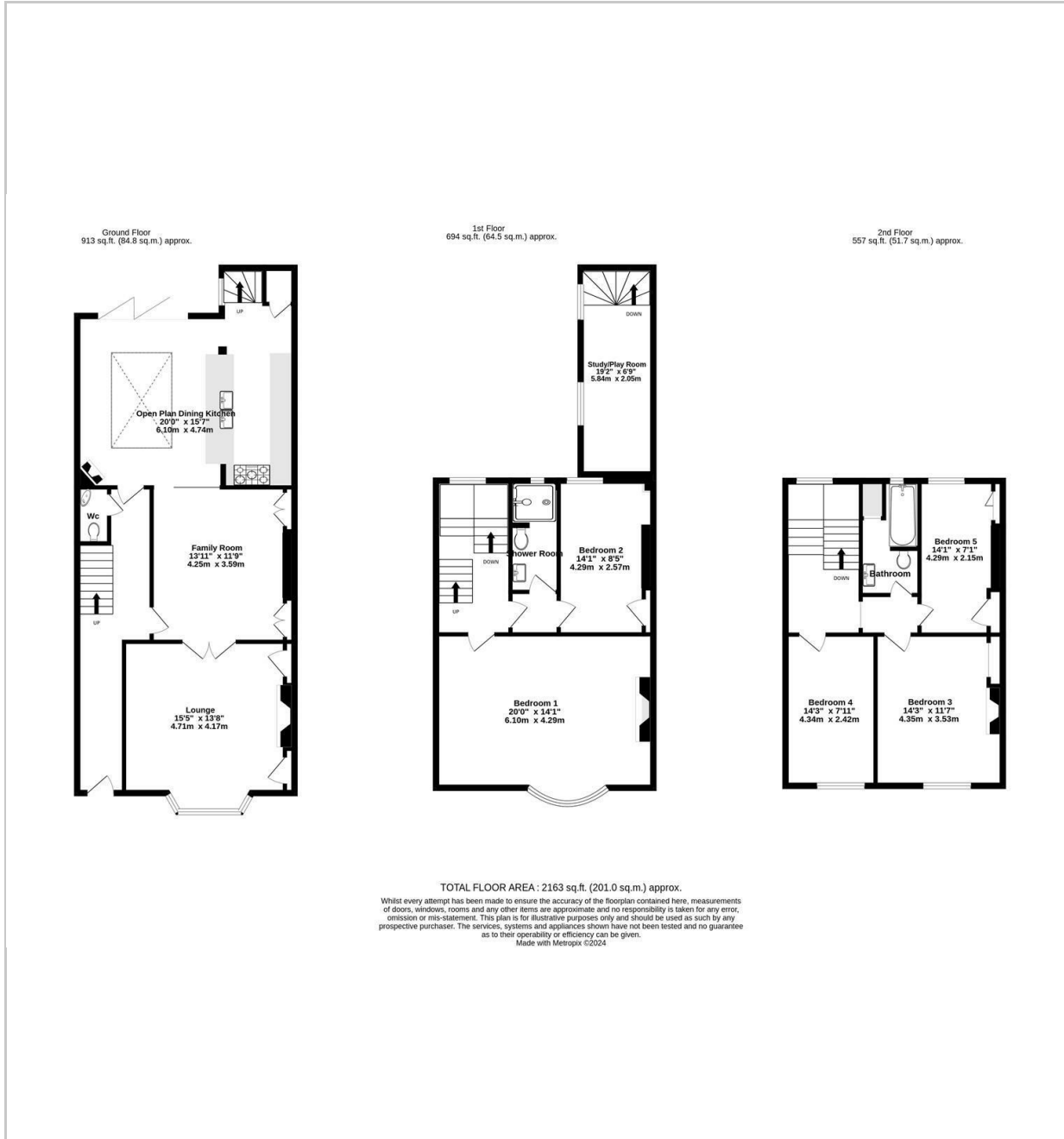
Opaque window to rear, bath with mixer head shower over, low level wc, wash hand basin, towel radiator, recessed spotlights, tiled walls, tiled flooring,

Outside

Front forecourt, rear walled garden courtyard with York stone, gravelled areas, external storage and gate to service alleyway



FLOOR PLAN



LOCATION



EPC

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