

A LARGE THREE STOREY 6 BEDROOM PERIOD TOWN HOUSE WITH FABULOUS FRONT VIEWS OVER THE ALLOTMENTS TOWARDS YORK RACECOURSE WITHIN ONE OF YORK'S MOST SOUGHT AFTER LOCATIONS WITHIN WALKING DISTANCE OF THE RAILWAY STATION AND THE CITY CENTRE. The property is in need of full modernisation and refurbishment and is ideal for local developers looking for a project or a family looking for a substantial home to modernise and put their own stamp on. The property comprises entrance vestibule and large hallway, sitting room, dining room, kitchen, rear hall, study and bathroom/w.c, first floor landing, large drawing room/bedroom, 2 further bedrooms, bathroom/w.c. and separate shower room, second floor landing and 3 further bedrooms. Walled rear courtyard.

#### Note

This property has been vacant for over 8 years, although it has gas central heating it has not been tested. There was a fire in a first floor bedroom and we understand that due to this a full rewire will be required. The property is in a poor internal condition and requires full modernisation throughout, however with a projected modernised value of £850,000 plus it offers excellent scope to turn in to a fabulous family home.

#### Vestibule

Entrance door. Mosaic floor. Door to

# Hallway

Ceiling cornicing, spindled staircase to first floor, understair storage cupboard. Doors to

## **Sitting Room**

Bay window to front, ceiling cornicing, picture rail

# **Dining Room**

Window to rear, ceiling cornicing, delph rack, built in cupboard to alcove

#### Kitchen

Dated fitted units and window to side. Door to









## Hall

Doors to

## Study

Window to side

## **Bathroom**

Walk in shower, wash hand basin and w.c., window to side

## **First Floor Landing**

Stairs to second floor. Door to

# **Drawing room/Bedroom**

Bay window to front, further window to front both with views towards the Knavesmire, ceiling cornicing

## Bedroom 2

Window to rear

## **Bedroom 3**

Window to rear

## **Bathroom**

Walk in shower, wash hand basin and w.c., window to side

# **Second Floor Landing**

Velux window, balustrade. Doors to

## Bedroom 4

Window to front

## Bedroom 5

Window to rear

## Bedroom 6

Velux window to front

## **Agents Notes**

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## **FLOOR PLAN LOCATION** Holgate Rd 2nd Floor 473 sq.ft. (44.0 sq.m.) approx. Ground Floor 815 sq.ft. (75.7 sq.m.) approx. 1st Floor 728 sq.ft. (67.7 sq.m.) approx. Scarcroft Rd Bedroom 13'0" x 9'10" 3.96m x 3.00m Drawing Room/ Bedroom Millfield Rd Sitting Room 16'2" x 13'3" 4.94m x 4.05m Bishopthorpe Rd 17'3" x 15'9" anding Millthorpe School Bedroom 13'1" x 10'10" 3.99m x 3.30m Dining Room 13'4" x 11'6" 4.07m x 3.50m SOUTH BANK Bedroom 13'1" x 11'4" Kitchen 15'3" x 10'6" 4.66m x 3.21m Finsbury St S Bank Ave Brunswick St Queen Victoria St Sutherland St Coogle Bedroom Map data @2025 12'0" x 10'6" 3.66m x 3.21m Bathroom **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** Study 10'6" x 8'0" (92 plus) A 3.21m x 2.44m 76 (69-80)64 D (55-68) (39-54) TOTAL FLOOR AREA: 2017 sq.ft. (187.3 sq.m.) approx. (21-38) G Not energy efficient - higher running costs

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2002/91/EC

**England & Wales**