



Apartment 1, 128 Holgate Road
York, YO24 4DL

Guide Price £425,000

Stunning Maisonette within this elegant building, this property is sure to appeal to a vast array of buyers either as a city centre home or a premium holiday rental. Access via secure gate and benefiting from its own entrance door as well as unique original features this truly superb and high end home comprises an entrance vestibule, fully fitted kitchen with quartz worktops., a 24 ft sitting/dining room, master bedroom with bespoke marble bath and fitted wardrobes a 3 piece fully tiled shower room. Outside is a communal garden and designated parking and storage facilities. The railway house development is conveniently located for Yorks many restaurants and amenities and historical landmarks as well as easy accessible via road and rail, please call Churchills Estate Agents today.

Entrance Vestibule

Entrance door, carpeted flooring, oak steps to;

Kitchen

Window to front, luxury vinyl tiled flooring, fitted wall and base units in a shaker style with quartz worktop, brass taps, integrated appliances, fridge freezer, dishwasher, washing machine and power points

Sitting/Dining Area

Window to side, column radiator, TV points, power points, coving, luxury vinyl tiled flooring

Master Bedroom

Original sliding sash window to rear with fitted shutters, feature marble bath with tiled surround, original range fire, column radiator, wood panelling, coving, luxury vinyl tiled flooring, walk-in wardrobe and power points, TV point,

Shower Room

Tiled walls and floors, walk-in shower cubicle, wash hand basin, low level wc, recessed spot lights, towel radiator, extractor fan

Outside

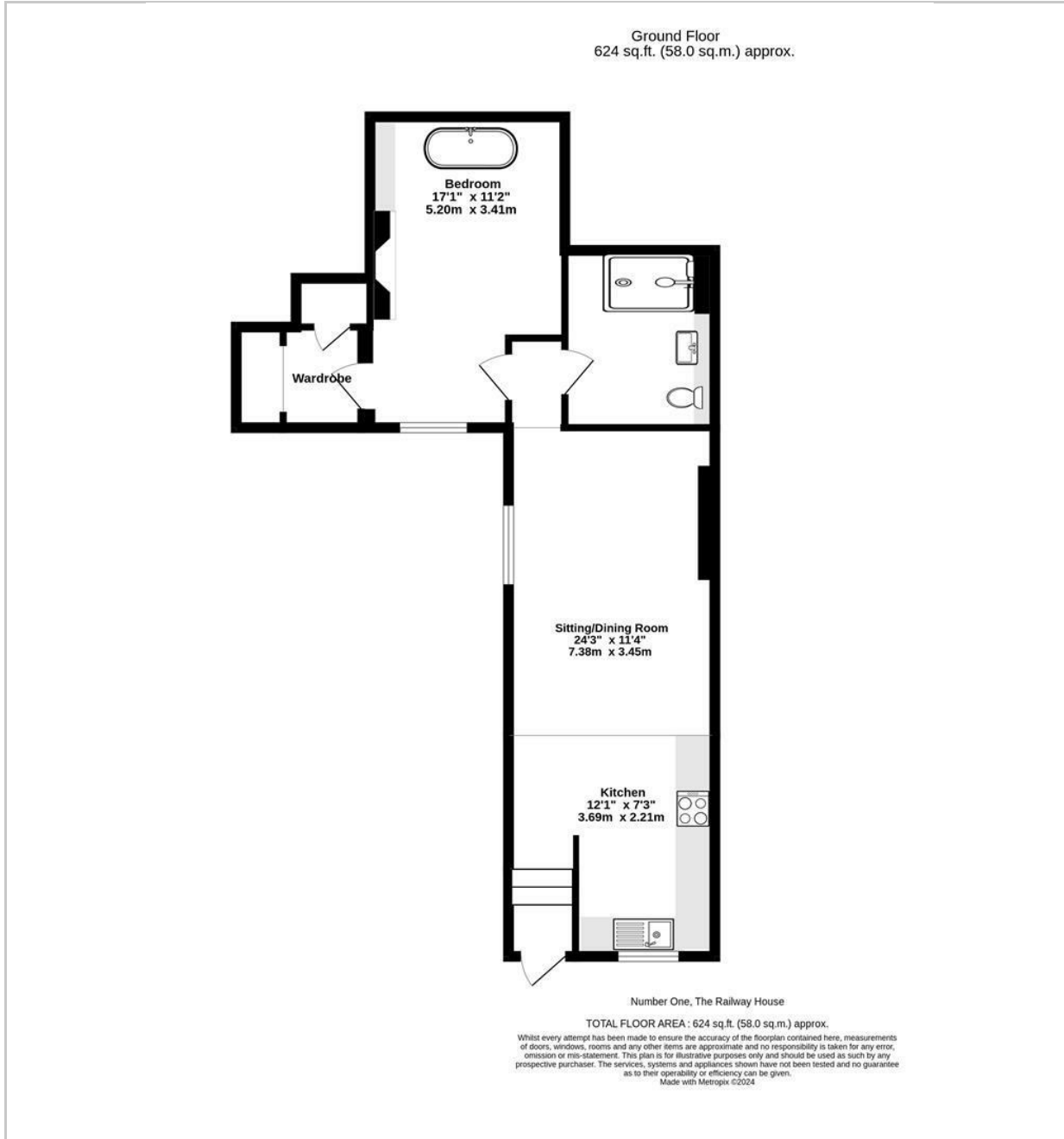




Designated parking space, gravelled driveway with electric charging points, secure entry, lawned garden with seating areas, external storage facilities



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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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