



Apartment 2, 128 Holgate Road
York, YO24 4DL
Guide Price £800,000

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A SUPERB THREE BEDROOM DUPLEX WITHIN THIS MAGNIFICENT DEVELOPMENT - An ideal city centre residence, this high quality property is offered for sale for the very first time. Complete with fabulous open plan living area with a quality fitted kitchen, three bedrooms all with luxurious en-suites and as well as parking and private garden. The Railway House is located moments from the York's historic city centre and Knavesmire Racecourse. London, Edinburgh & Manchester airport are easily reached by train which makes this an ideal long term investment or high-end holiday home.

Arranged over two floors, the internal accommodation comprises; Entrance Hallway, Sitting/Dining Room area, Kitchen with fitted appliances and freestanding island, Master Bedroom with shower en-suite and feature copper bath, inner hallway, bedroom two with 3 piece bathroom and bedroom three with shower en-suite.

To the outside has a private garden to front, rear communal gardens within the gated development and designated parking. An accompanied viewing of this fine period property is a must.

Communal Hallway

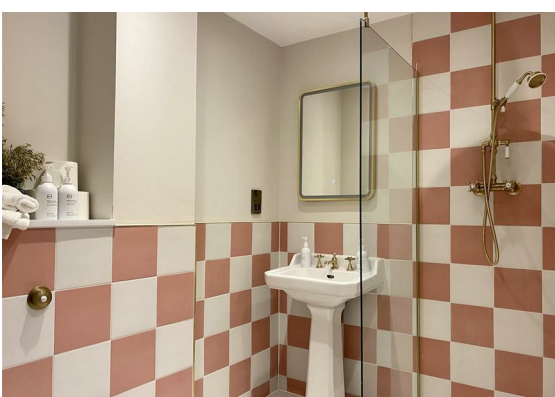
A grand and imposing period hallway with wood panelling and encaustic tiling. A sweeping staircase to each floor and slide sash windows overlooking the gardens.

Entrance Hallway

Luxury vinyl tiling with double doors into Kitchen Area

Kitchen Area

Large original window to front with secondary glazing with shutters, modern shaker fitted wall and base units, quartz worktop, fitted double oven and electric hob, column radiator, integrated fridge/freezer, washing machine, dishwasher, power points, drinks cooler





Sitting/Dining Area

Original window to front with secondary glazing and shutters, luxury vinyl tiling, column radiator, TV point and power points

Master Bedroom

Original window, secondary glazing and shutters to the front, column radiator, luxury vinyl tiling, feature freestanding copper bath with tiled surround

En-suite

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

Inner Hallway

Carpeted floors, storage cupboard, power pints, stairs to lower ground floor

Bedroom 2

Two windows to front, luxury vinyl tiling, column radiator, TV point and power points, door leading to en-suite

En-suite

Freestanding bath, low level wc, pedestal wash hand basin, tiled walls, tiled floors, spotlights, extractor fan

Bedroom 3

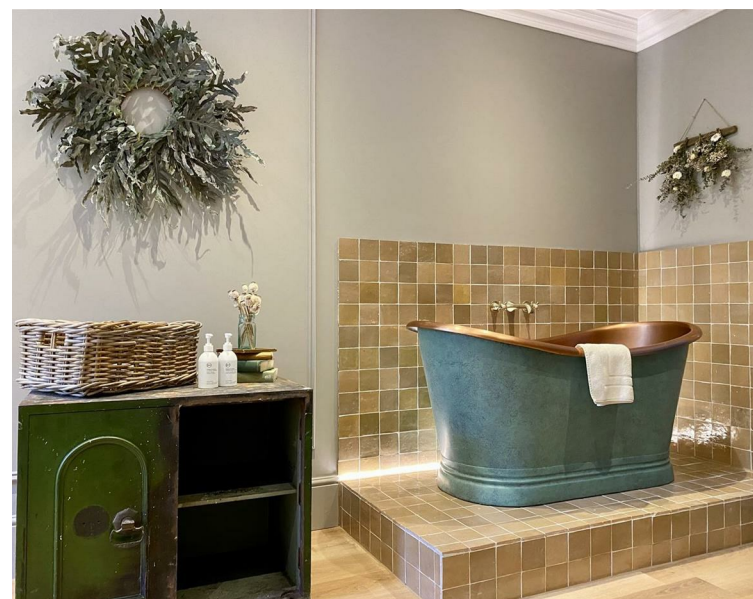
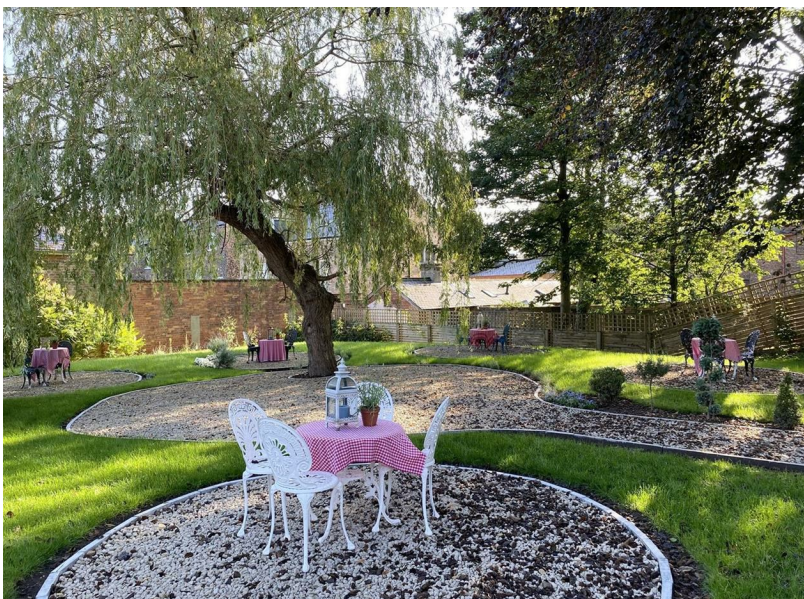
Two windows to front, column radiator, spotlights, TV point, power points, door leading to en-suite

En-suite

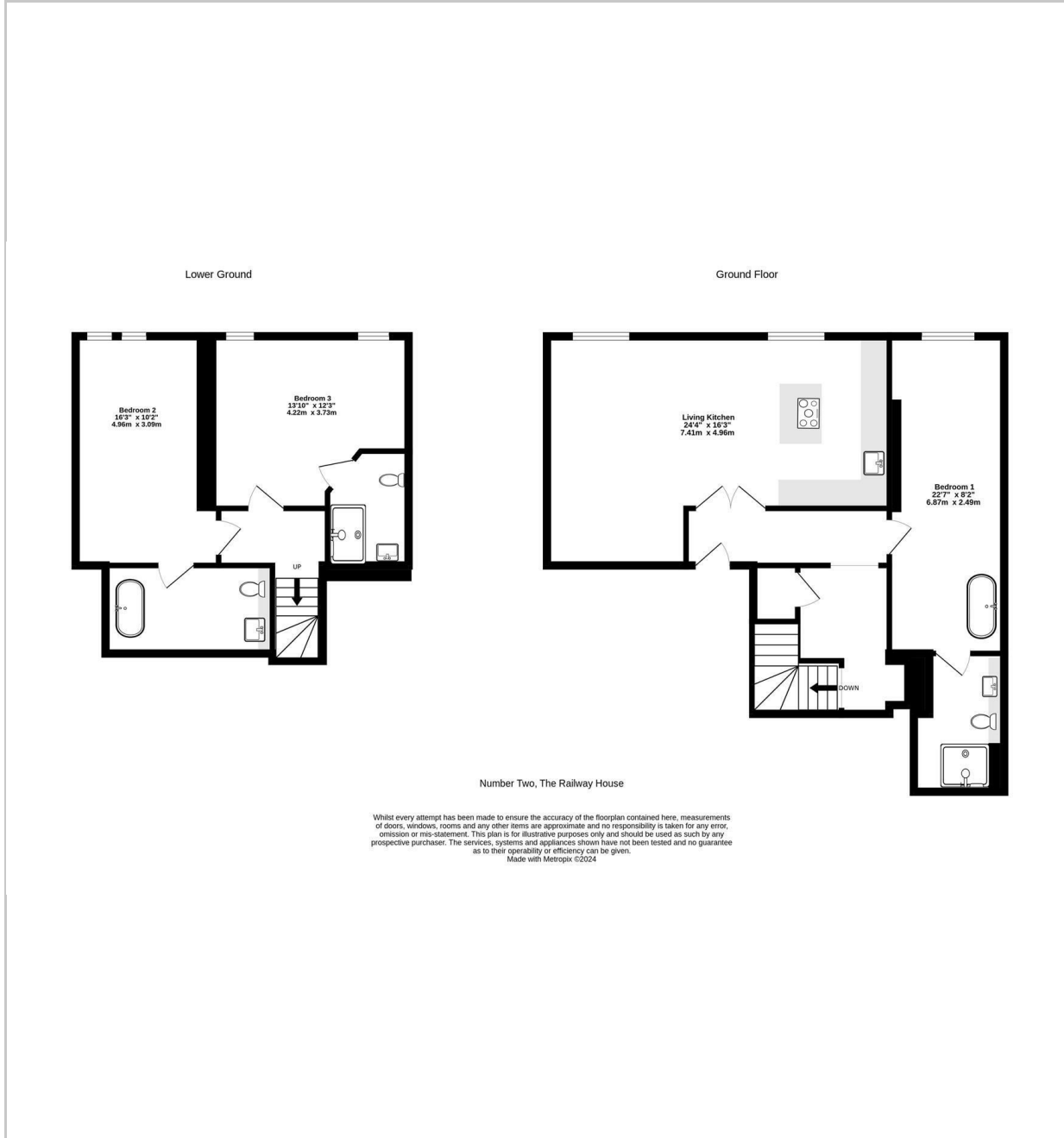
Walk-in shower cubicle, tiled flooring, low level wc, wash hand basin, towel radiator, spotlights

Outside

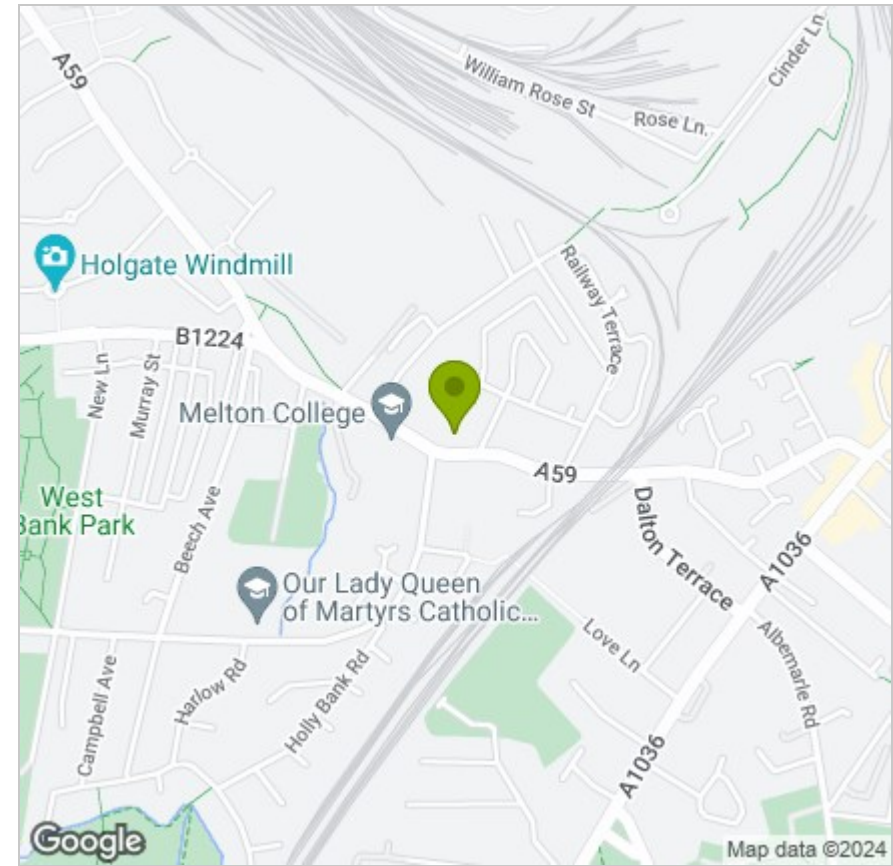
Private courtyard garden and separate communal gardens with designated parking and storage facilities



FLOOR PLAN



LOCATION



EPC

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