

16c Acomb Road  
York, YO24 4EW  
Guide Price £185,000



Upgraded to a very high standard throughout, this impressive top floor apartment is situated within this convenient and central, sought after location of Holgate close to York city centre, the railway station and West Bank park. Sure to appeal to a range of buyers having undergone a fabulous refurbishment whilst retaining some delightful period features. Accessed via a secure communal hallway, the bright and spacious living accommodation comprises hallway/galleried landing, good size living kitchen with fitted appliances, double bedroom, dressing room/study and a three piece shower room. To the outside is a front forecourt for storage. An accompanied viewing is highly recommended.

### **Communal Hallway**

Glazed entrance door. Carpet and luxury vinyl tiling. Door to:

### **Hallway/Landing**

uPVC double glazed window to side, carpeted staircase, column radiator, power points.

### **Living Kitchen**

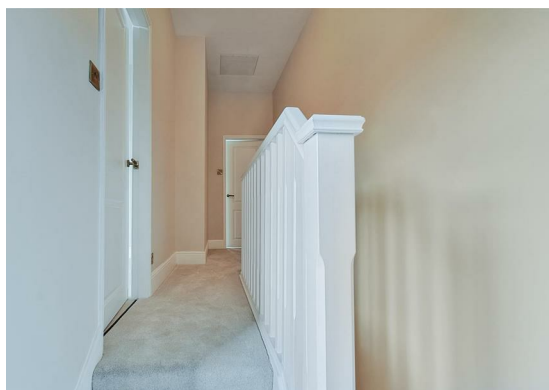
Two uPVC double windows to front, storage cupboard, period fireplace, column radiator, power points. Fitted wall and base units with counter tops, Belfast sink with mixer tap, integrated slimline dishwasher, built in fridge, oven and electric hob, power points. Luxury vinyl tiling.

### **Bedroom**

uPVC double glazed window to rear, period fireplace, column radiator, power points. Carpet.

### **Dressing Room/Study**

uPVC double glazed window to side, wall mounted gas combination boiler, column radiator, power points. Carpet.



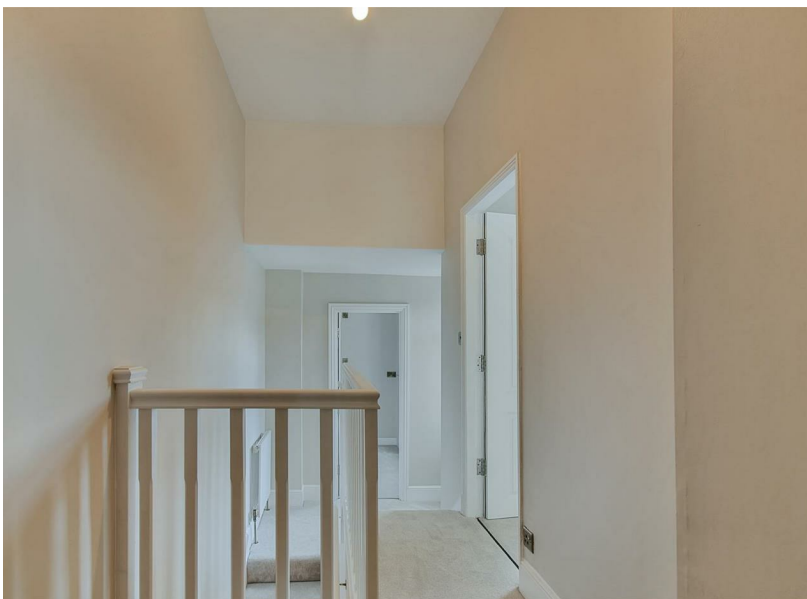


### **Shower Room**

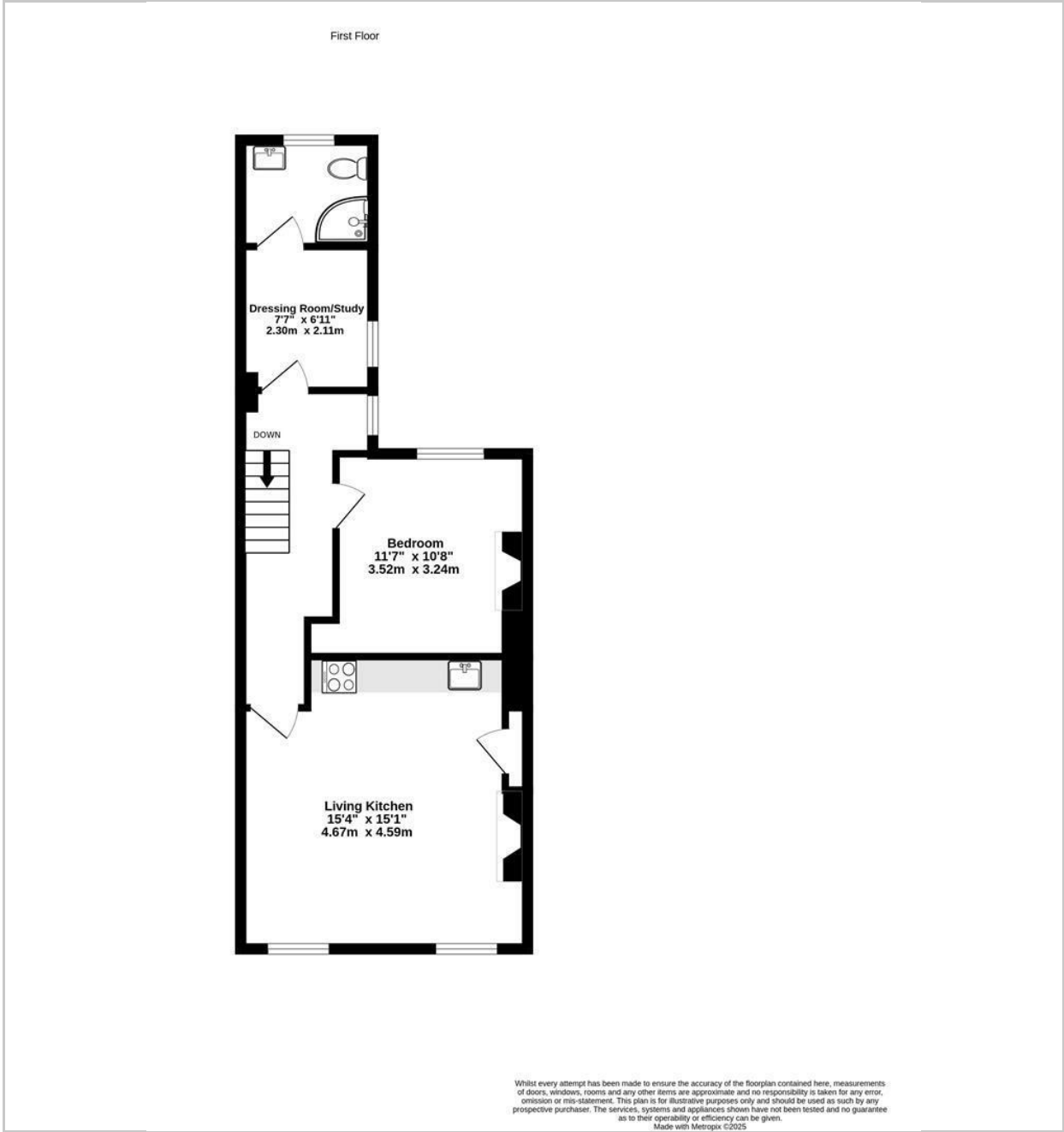
Opaque uPVC double glazed window to rear, corner shower cubicle, low level WC, wash hand basin, towel rail/radiator, extractor fan.

### **Outside**

Shared front forecourt for storage.



FLOOR PLAN



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LOCATION



EPC

