

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.





# **LOCATION FLOOR PLAN** First Floor HOLGATE York Cold War Bunker Holgate Windmill (2) Acomb Rd Melton College Holgate Rd West Bank Park Bedroom 11'7" x 10'8" 3.52m x 3.24m Hamilton Dr Map data @2025 **Energy Efficiency Rating** Potential Living Kitchen 15'4" x 15'1" Very energy efficient - lower running costs **EPC** (92 plus) A

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Whist every attempt has been made to ensure the accuracy of the hospian contained their, measurements of doors, windows, rooms and any other ferein are approximate and to responsibility is taken for any error, crisission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, species and appliances shown have not been tested and no guarante as to their operating or efficiency can be given.

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Not energy efficient - higher running costs

**England & Wales** 

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EU Directive

2002/91/EC

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