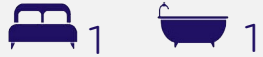




Holgate Road
York
YO24 4AB

£250,000



Located within walking distance of York city centre and train station, is this immaculately presented one bedroom ground floor apartment. Offered with no onward chain, this property could make the ideal turnkey property, investment property or holiday let.

Internally the property offers an entrance hall which leads into the large dining kitchen with an array of shaker style wall and base units which are complimented by dark worktops. French doors lead out to the attractive and enclosed rear courtyard. Beyond the dining area is the spacious reception room which is large enough for large suites and plenty of furniture. To the very rear of the property is the double bedroom with built in storage and French door out to the second courtyard at the rear. In internal accommodation is completed by the three piece shower room off the entrance hall.

An allocated parking space is available to the front of the property, with on street permit parking also available in the immediate vicinity. Offered with no onward chain, viewing is highly recommended.

Please note the seller is in the process of splitting the deeds and the tenure of this apartment is to be confirmed on completion which we understand is going to be a share of the freehold and there will be 250 years on the lease. We have been advised there will be no service charge





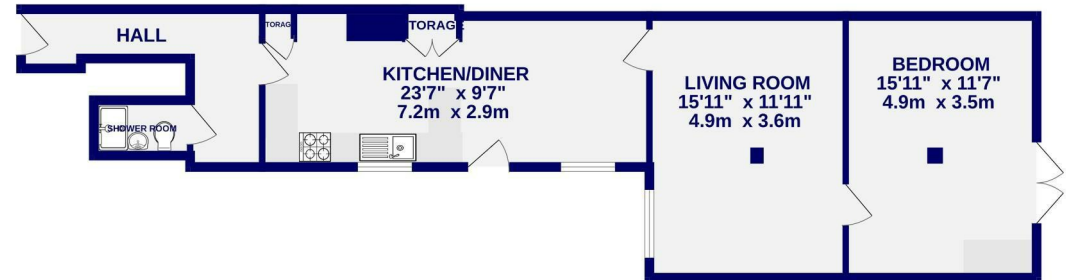
Holgate Road York

YO24 4AB

Share of Freehold
Council Tax Band -

- SUCCESSFUL HOLIDAY LET
- City Centre Apartment
- One Double Bedroom
- Plenty Of Accomodation
- Allocated Parking
- Ground Floor
- No Onward Chain
- Epc D

GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.