



Holgate Road
York
YO24 4AB

£395,000



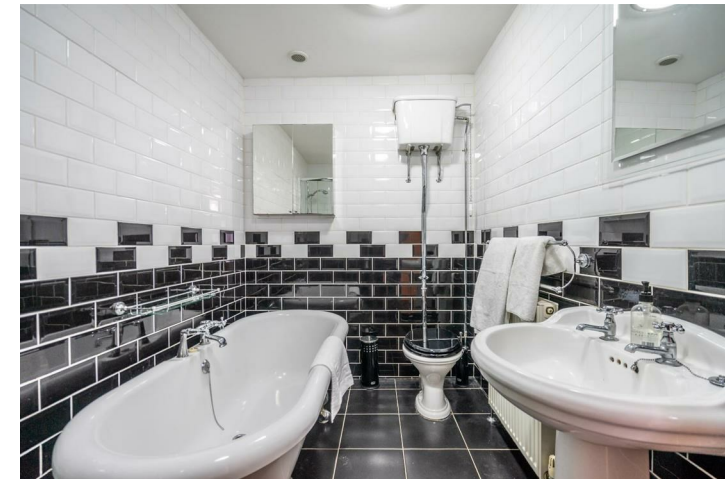
Located within walking distance of York city centre and train station, is this immaculately presented two bedroom duplex apartment. Offered with no onward chain, this property could make the ideal turnkey property, investment property or holiday let.

Internally the property offers a large dining kitchen on the ground floor with an array of shaker style wall and base units which are complimented by granite worktops. French doors lead out to the attractive and enclosed rear courtyard.

The first floor comprises two reception rooms, with the living room leading out to a bright and sunny terrace, two double bedrooms with built in furniture and a four piece bathroom.

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

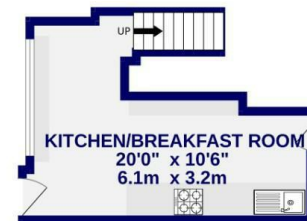




Holgate Road York YO24 4AB

Share of Freehold
Council Tax Band - D

- SUCCESSFUL HOLIDAY LET
- Duplex Apartment
- Two Double Bedrooms
- Courtyard & Terrace
- Allocated Parking
- No Onward Chain
- City Centre Location
- Epc D



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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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