

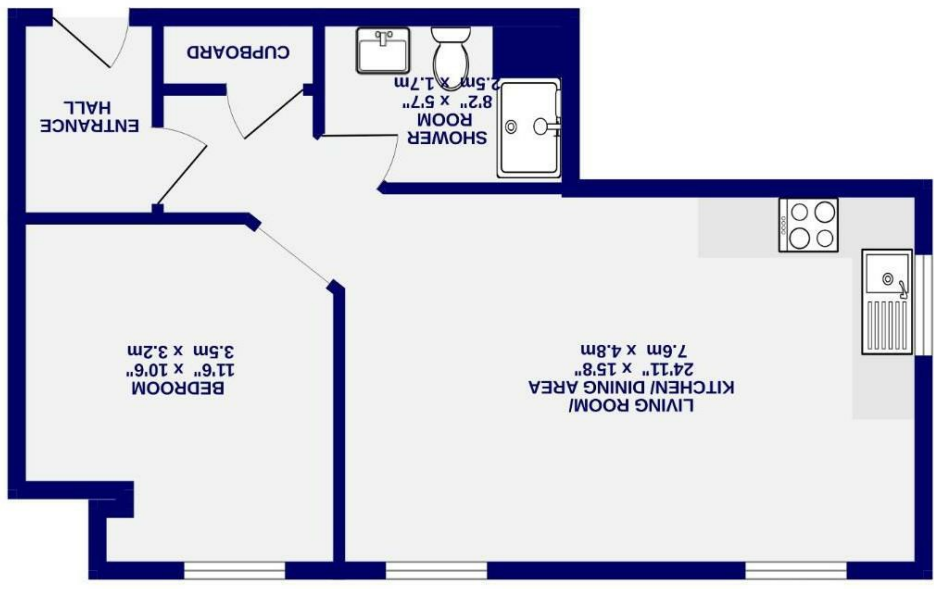
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# Holgate Road, York, YO24 4EL

Leasehold  
Council Tax Band - B

- Ground Floor Apartment
- One Bedroom
- Modern Design
- Open Plan Dining Kitchen
- Walk In Shower
- Close Proximity To York Railway Station
- EPC E

TOTAL FLOOR AREA: 457 sq. ft. (42.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the footprint, measurements of rooms and any other areas are approximate, it is advised to take the measurements and floor plan of the overall floor area and responsibility is taken for any error, omission or mis-statement. There is no liability for any error or omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operation, condition or availability can be given. The services, systems and appliances shown have not been tested and no guarantee as to their operation, condition or availability can be given.



GROUND FLOOR  
457 sq. ft. (42.5 sq.m.) approx.



Holgate Road  
, York  
YO24 4EL

£175,000



A ground floor one bedroom apartment, offered with no onward sale and immaculately presented.

Located on Holgate Road with easy access to the rear of York Railway station and a short walk from York City Centre. The property is surrounded by a range of local amenities and is likely to appeal to a range of purchasers.

The accommodation in brief, the entrance hall way with storage leads to a modern open plan living/ dining/kitchen. The modern dark grey handleless kitchen with white marble effect worktops, include an integrated fridge freezer, an electric hob and a stainless steel extractor hood. Completing the accommodation is a modern three piece shower room.

Externally the property benefits from communal gardens.

Leasehold  
Length of lease- 242 years remaining  
Ground rent £283.52 pa- Increased every 5 years based upon RPI  
Service charge £960 pa

Council Tax Band- B

