



Holgate Road
Holgate, York
YO24 4AB

Offers Over £350,000



Situated just a short walk from York train station and the historic city walls, 50 Holgate Road spans two floors and offers a flexible layout with two or three bedrooms.

The ground level features a stylish kitchen fitted with contemporary shaker-style wall and base units, complemented by high-quality granite worktops. This apartment also enjoys access to a private enclosed courtyard.

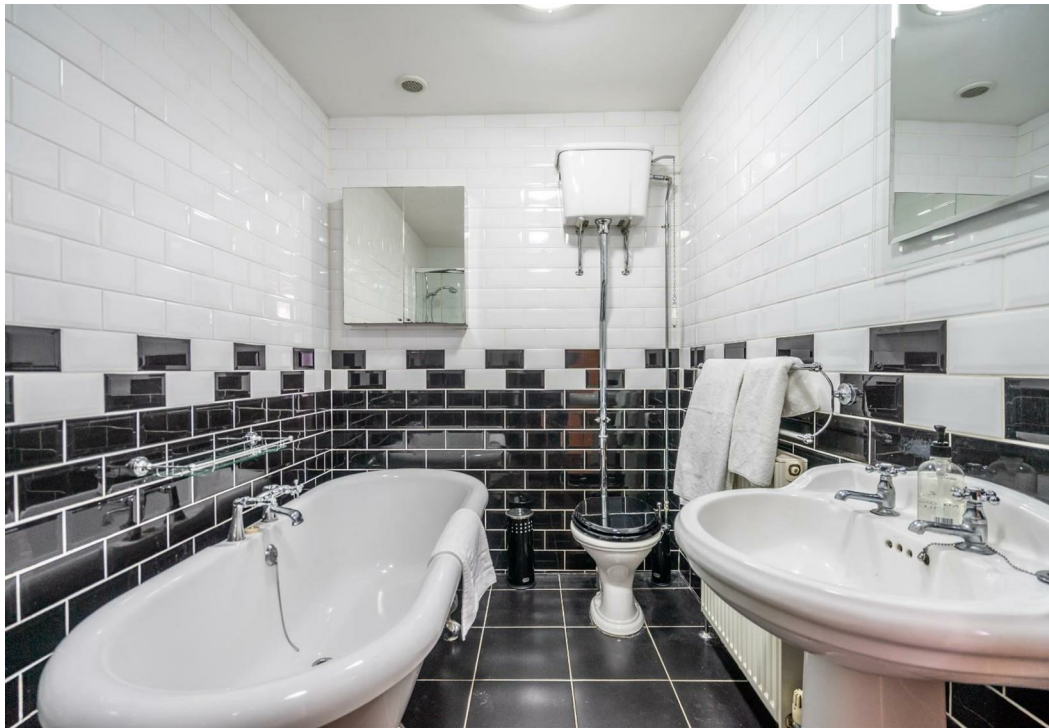
Upstairs are two spacious double bedrooms with built-in storage, a separate dining room that could also serve as a third bedroom, and a bright living room at the rear with French doors opening onto a private balcony. A modernised four-piece family bathroom and a boarded loft space with electric, once used as an office space, completes the accommodation.

Offered with no onward chain, viewing is highly recommended.

Leasehold
250 years remaining
Ground rent and Service charge- Nil

Council Tax Band- D



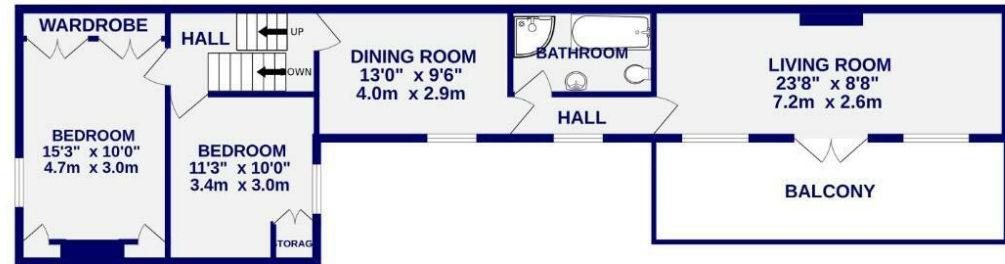


Holgate Road Holgate, York YO24 4AB

Leasehold - Share of Freehold
Council Tax Band - B

- Freehold Property With Two Apartments
- One Bedroom & Two Bedroom Apartment
- Ideal For Holiday Let Investment
- Driveway Parking For Two Vehicles
- Close To York City Centre & Train Station
- Courtyard / Garden Space
- Well Presented Throughout
- EPC D

FIRST FLOOR
732 sq.ft. (68.0 sq.m.) approx.



GROUND FLOOR
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porches will form part of the overall floor area 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.
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