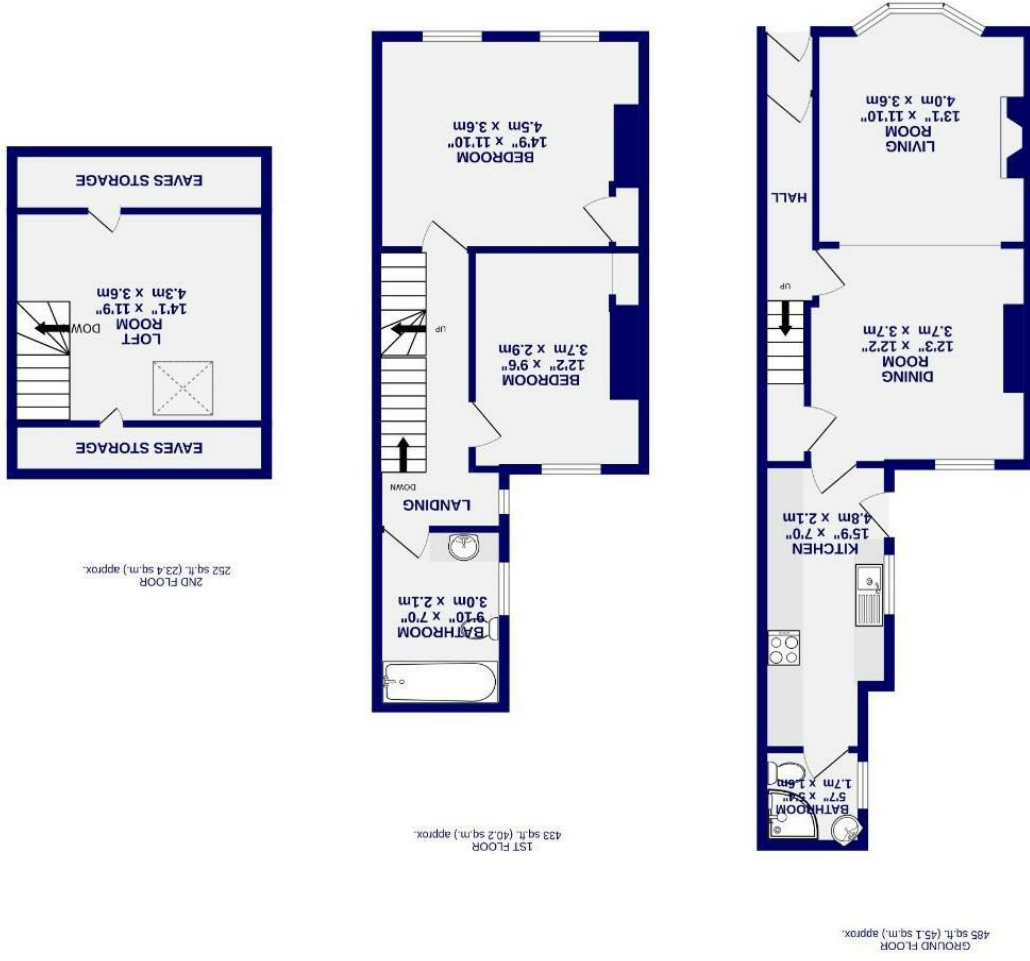


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact', if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

Murray Street Holgate, York YO24 4JA

Freehold
Council Tax Band - C

- Period Victorian Terrace Home
- Two Bedrooms
- Loft Room
- Bathroom & Shower Room
- Immaculately Presented Throughout
- Popular Residential Area
- Close By To CC & Train Station
- EPC- D



Murray Street
Holgate, York
YO24 4JA

Offers Over £395,000



Located in the popular residential area of Holgate and conveniently close to York train station, this beautifully presented Victorian townhouse has been updated and immaculately maintained by the current owner. Ready to move into, it offers spacious accommodation throughout.

Internally, the property features an entrance hall that leads into the through reception room on the left. A deep bay window allows natural light to flood the space, highlighting the original features that remain, including ceiling cornices and skirting boards. The fireplace, with marble surround creates a stunning focal point in the living room. Toward the rear of the property, the dining room boasts built in bookshelves surrounding the chimney breast. Beyond this is the sleek kitchen, which includes a range of wall and base units offering ample storage and worktop space. The kitchen also features integrated appliances and additional room for freestanding white goods. Completing the ground floor is a modern three piece shower room.

Once the original end of Murray Street, this property offers a larger-than-average terrace layout. As a result, the master bedroom is exceptionally well-proportioned and enjoys the rare luxury of two windows, flooding the space with natural light. There is a second double bedroom, with both rooms retaining their original fireplaces and a spacious three piece bathroom with neutral yet contemporary wall tiles. Stairs lead to a versatile loft room, which is boarded, plastered, and decorated, with the added benefit of a Velux window, making it ideal for storage.

Externally, this fore courted terrace home offers a charming front garden and a generous, low-maintenance rear courtyard, which also includes a practical spacious outside store.

Sure to appeal to a wide range of buyers due to its convenient location close to the city, early viewing is highly recommended.

Council Tax Band- C

