







Holgate Road, York, YO24 4DF

- Characterful Top Floor Apartment
- Moments From Acomb High Street
- Sold With No Onward Chain
- Private Parking Space
- Excellent Transport Links
- Council Tax Band B

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HERE TO GET *you* THERE

£160,000

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DESCRIPTION

Set within the sought-after area of Holgate, this well-presented two-bedroom top-floor apartment occupies a distinctive period building with plenty of character, formerly a doctor's surgery and converted into apartments in 2005. The interiors make excellent use of the lofted architecture, with exposed beams, angled ceilings and generous natural light creating a warm and inviting feel. Its position offers superb convenience, with York city centre and the train station close by, regular bus routes on hand, and Acomb High Street's shops and amenities just moments away.

The apartment centres around a spacious open-plan living, dining and kitchen area, arranged beneath the building's original roofline. The dining space sits beneath exposed beams, while the adjoining living area provides a cosy retreat finished in rich tones. The kitchen is modern and practical, with contemporary cabinetry, integrated appliances and a well-planned layout.

Both bedrooms enjoy the property's characterful loft setting, each with sloped ceilings, skylights and timber beams. The principal bedroom is notably generous, while the second double offers flexibility for guests, home working or additional living space. A contemporary bathroom suite completes the accommodation.

Externally, the property benefits from a private parking space, adding everyday practicality. Sold with no onward chain, apartments offering this blend of space, style and character in such a well-connected location are seldom available. Early viewing is strongly recommended.














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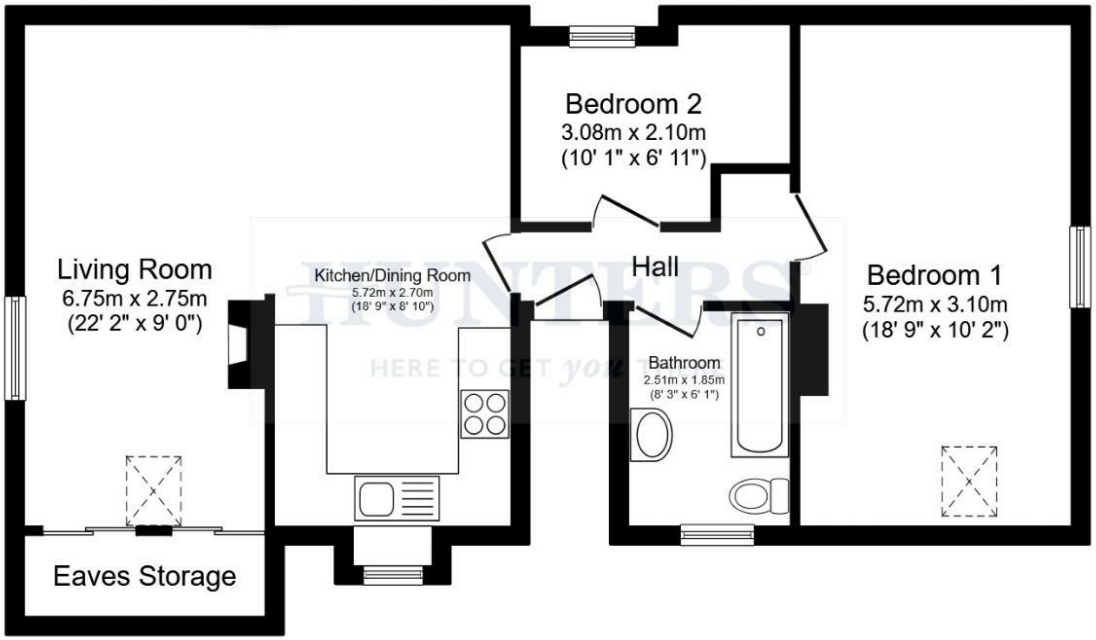


Total floor area 67.6 m² (728 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

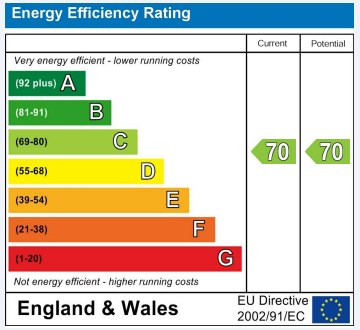
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com https://www.hunters.com