



APPLE HOUSE GUEST HOUSE 74 -76 HOLGATE ROAD YORK, YO24 4AB - £2,300,000

One of the finest guest houses in York, this substantial and highly regarded period property offers an exceptional lifestyle and investment opportunity within walking distance of the railway station and historic city centre.

Currently operating as a successful bed and breakfast, the property comprises a 13 bedroom guest house alongside a spacious two bedroom owners apartment, providing excellent on site living accommodation. In addition, there is a newly constructed detached block to the rear offering three modern self contained one bedroom apartments, significantly enhancing the income potential of the site.

The business has been carefully developed and is well established, generating a gross annual income of approximately £300,000 per annum, with clear scope for further growth as the additional apartments become fully utilised. The guest house has built a strong reputation for its warm and attentive service, welcoming a wide range of visitors including

families and dog owners, and benefitting from repeat custom and excellent reviews.

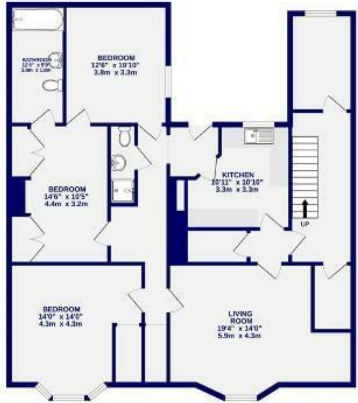
The main building is a handsome Grade II listed property extending to over 5,800 square feet and arranged over multiple floors. It retains a wealth of period features throughout, with well proportioned reception spaces and generous guest bedrooms. The lower ground floor provides additional living and service accommodation, supporting the day to day running of the business.

Externally, the property benefits from a large rear walled garden and a rare advantage within the city, off street parking for approximately 14 vehicles. The detached block of three one bedroom apartments is finished to a modern standard and offers flexibility for holiday lets, serviced accommodation or long term rental, subject to the necessary permissions.





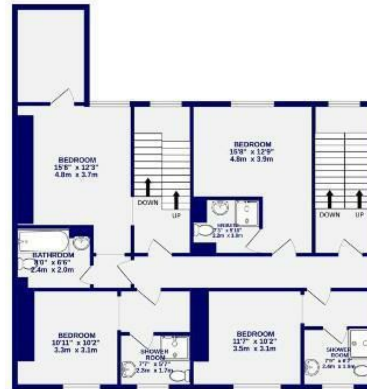
BASEMENT
1256 sq.ft. (116.7 sq.m.) approx.



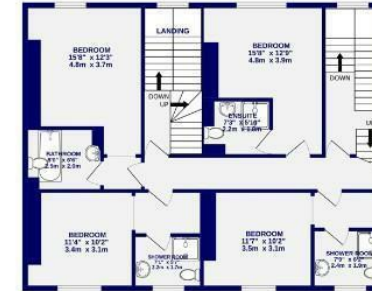
GROUND FLOOR
1248 sq.ft. (116.0 sq.m.) approx.



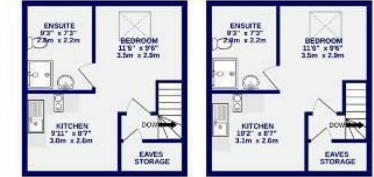
1ST FLOOR
1137 sq.ft. (105.6 sq.m.) approx.



2ND FLOOR
1063 sq.ft. (98.8 sq.m.) approx.



3RD FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 5300 sq.ft. (492.3 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/stores 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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Large Commercial Guest House 18 Bedrooms Excellent Returns Grade II Listed 14 Parking Spaces New
 Build Block Of 3 Apartments Approximately 6665 SQFT EPC TBC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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