



HUDSON  
MOODY

60 Holgate Road, York YO24 4AB

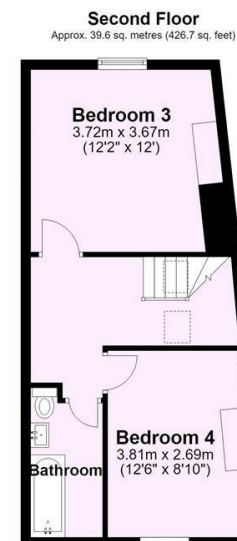
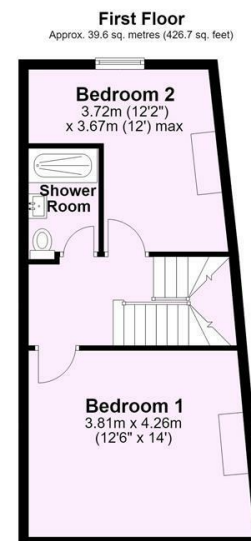
A superbly updated mid-terraced period house set in an ideal location close to York city centre, available with NO ONWARD CHAIN. The the accommodation is set over three floors and has been finished to a very high contemporary standard, yet retains some charming original features including cast iron fireplaces, covings and stained glass windows.

- Impressively Updated Early-Victorian Townhouse
- Contemporary Finish Blending with Period Features
- Bay Fronted Living Room with Original Stained Glass
- Large Dining Kitchen with Bi-fold Doors and Integrated Appliances
- Two First Floor Double Bedrooms and Shower Room
- Two Second Floor Double Bedrooms and House Bathroom
- Patio and Courtyard Garden with Storage
- Ground Floor WC
- On-Street Permit Parking
- No Onward Chain

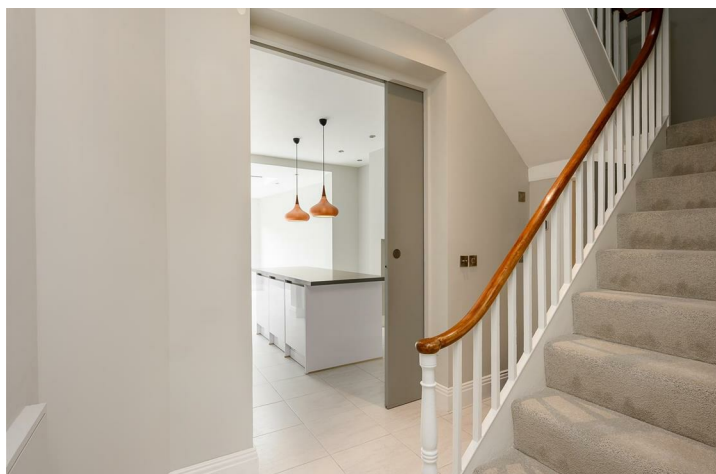
**Guide Price £725,000**

**Tenure: Freehold**

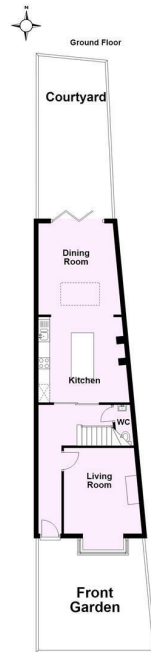
**Council Tax Band: D**



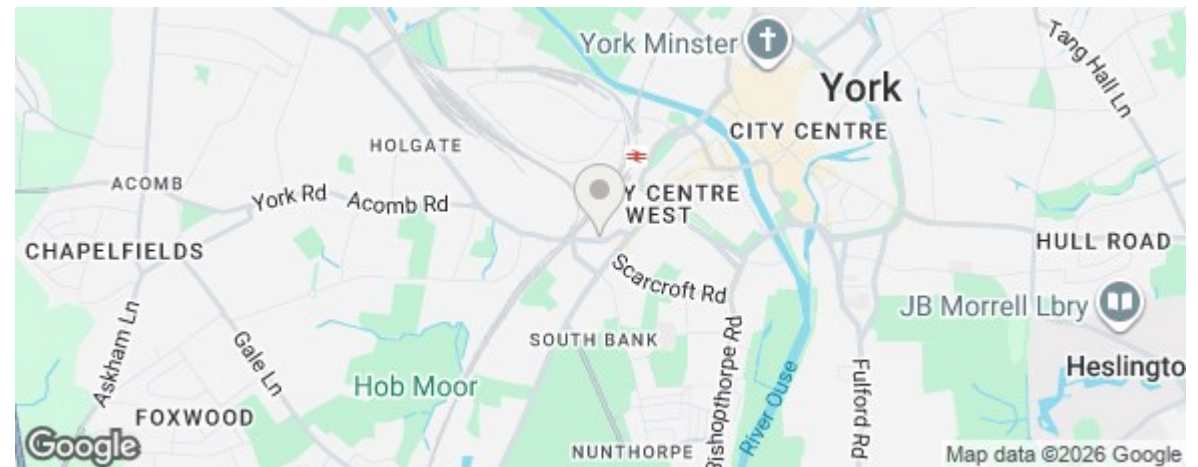
Total area: approx. 134.4 sq. metres (1446.4 sq. feet)







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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#### IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
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6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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