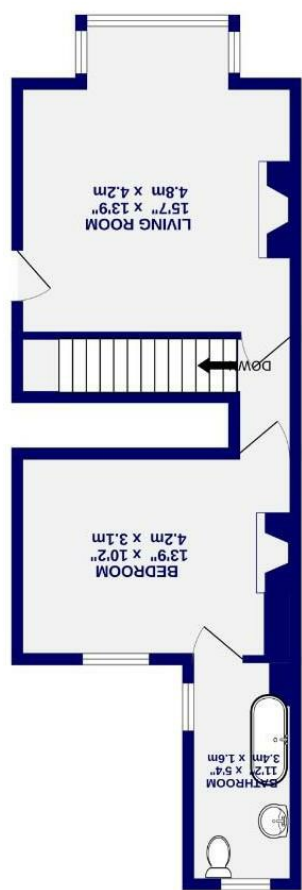


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

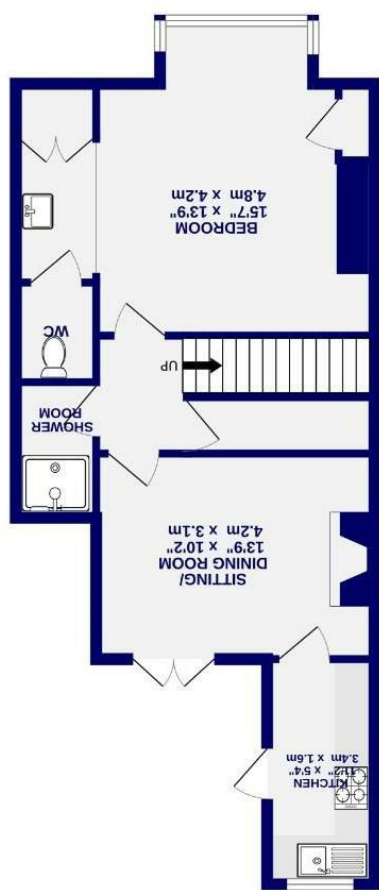
Holgate Road Holgate, York YO24 4AB

- Charming Duplex Apartment
- Two Generous Double Bedrooms
- High Ceilings Coving And Ceiling Roses
- Full Of Character And Period Features
- Walking Distance To City And Station
- Bay Fronted Living Room With Feature Fireplace
- Dining Snug With Courtyard Access
- Sought After Holgate Road Location
- Allocated Parking Space
- EPC TBC

GROUND FLOOR
425 sq. ft. (39.5 sq. m.) approx.



BASEMENT
543 sq. ft. (50.5 sq. m.) approx.



Model every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms and any other areas and appliances shown have not been tested and quantities are to their ownability. The floor and on accordingly to be used for any purpose, consideration or measurement. The services, systems and appliances shown have not been tested and quantities are to their ownability. The floor and on accordingly to be used for any purpose, consideration or measurement. The services, systems and appliances shown have not been tested and quantities are to their ownability.



Holgate Road
Holgate, York
YO24 4AB

Offers Over £325,000



Ashtons Estate Agents are delighted to offer this Grade II, two-bedroom duplex apartment, located on Holgate Road to the west of York. Ideally positioned within walking distance of York city centre and the railway station, the property is also close to a range of local shops and amenities, as well as all that our historic city has to offer. The property further benefits from an allocated parking space.

Upon approaching the property, it is clear to see it has been well maintained and cared for. Entered via a secure communal hallway, the apartment opens into the living room where the charm and character of this unique home are immediately apparent. High ceilings, traditional coving, ceiling roses and deep skirting boards enhance the space, while a large marble fireplace provides a striking focal point. A tall bay window allows natural light to flood the room. From here, a small landing leads to a double bedroom and a bathroom fitted in a traditional style, featuring a roll-top bath.

Stairs from the landing lead down to the lower level, which comprises a further generous double bedroom with a separate WC and an additional bay window. To the rear is a dining snug with a door leading out to a courtyard area and the communal garden beyond. Off the dining space is the kitchen, fitted with a range of wall and base units. A shower room and additional storage complete this floor.

A viewing is highly recommended to fully appreciate the character, space and convenient location this home has to offer.

Leasehold
Length of lease- 174 years remaining
Ground rent - £0
Service Charge- £58 per annum

Council Tax Band- A

