



Holgate Road

York

YO24 4BY

£170,000



Ashtons are delighted to welcome to the market this beautifully presented one-bedroom apartment, situated in the ever-popular area of Holgate tucked away within St Catherine's Court, the property is within walking distance of the train station, local amenities, shops, eateries and York's historic city centre. Offering a turn-key finish, this stylish apartment is ideal for first-time buyers and investors.

The property comprises an entrance hall leading to a newly fitted kitchen, finished in a warm green tone with both wall and base units, generous worktop space and pocket doors opening to a cleverly designed coffee station. or pantry. The living room offers ample space for both lounge and dining furniture, with a window set to the rear of the development allowing natural light to bathe the room and enhance the cosy ambience.

Also positioned to the rear is the double bedroom, featuring French doors opening onto a small patio area, allowing natural daylight to flood the space and creating a lovely indoor-outdoor feel.

The bathroom is finished in a boutique style, complete with a shower over the bath, and completes this impressive apartment.

Externally, the property benefits from an allocated parking space.

A wonderful opportunity to acquire a move-in ready home in a sought-after location. Early viewing is highly recommended to fully appreciate all that is on offer.

Leasehold

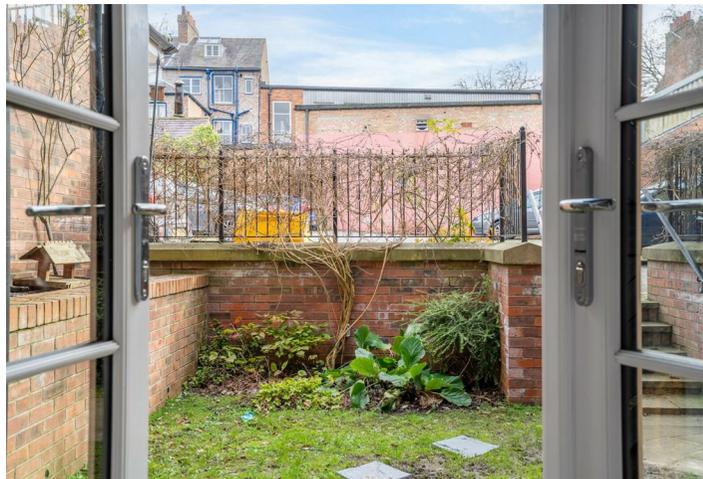
Length of lease- 972 Years remaining

Ground rent - £350 per annum

Ground rent review period- Fixed

Service Charge- £1.300 per annum

Council Tax Band - B

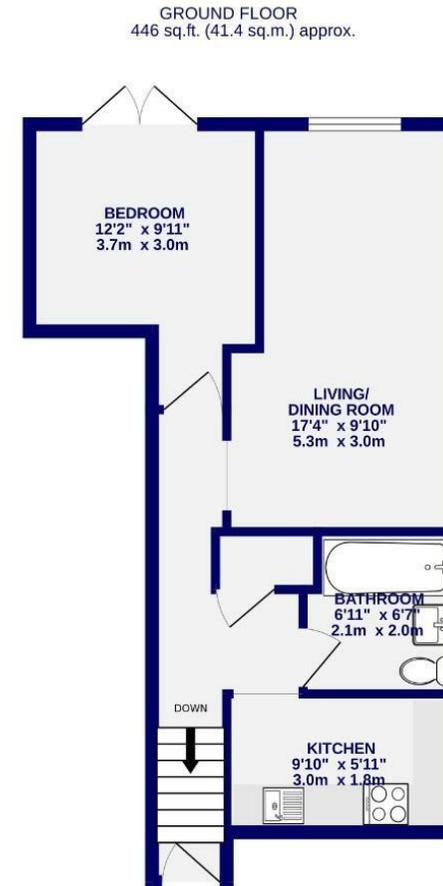




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Leasehold
Council Tax Band - B

- Stylish One Bedroom Apartment
- Popular Holgate Location
- Walking Distance To Station
- Newly Fitted Contemporary Kitchen
- Light And Airy Living Space
- Turn Key Finish Throughout
- Boutique Style Bathroom Suite
- Allocated Parking Space
- French Doors To Patio



TOTAL FLOOR AREA - 446 sq.ft. (41.4 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/porch 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 is given to their operability.
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