



HUDSON
MOODY

4 Holgate Mews New Lane, Holgate, York YO24 4NT

A beautifully presented, spacious townhouse. Set within an exclusive development in the desirable area of Holgate, within easy reach of York city centre, and the train station

- Immaculately Presented Townhouse with high quality fittings and ample storage options
- Contemporary and Stylish Interior
- Set within an Exclusive, Secure Development
- Stunning Open Plan Kitchen Dining Area with Bifold Doors Opening onto the Garden
- Ground Floor Cloakroom
- Bright and Spacious Living Room with Sunny Terrace
- Principle Bedroom with En-Suite
- Two Further Double Bedrooms
- Beautifully Landscaped Garden with Private Aspect
- Integral Garage, Plus Visitors Parking Space

Guide Price £575,000

Tenure: Freehold

Council Tax Band: E

4 Holgate Mews
Approximate Gross Internal Area = 141.9 sq m / 1527 sq ft

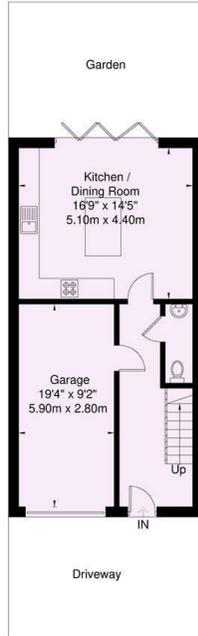


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





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Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.
5. No person in the employment of Hudson Moody 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.
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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