



28, Holgate Road, York, YO24 4AB

Guide price £550,000





## 28 Holgate Road

**VERSATILE GRADE II LISTED PROPERTY IN A SUPERB POSITION JUST STEPS AWAY FROM ALL THE CITY AMENITIES AND WITHIN EASY WALKING DISTANCE OF THE RAILWAY STATION.**

4 bedroom townhouse with large double garage close to the city centre and railway station. Cleverly extended, the property has versatile and well-presented accommodation approaching 2,000 square feet.

Accommodation comprises:-

Entrance hall, Sitting room, Dining/family room, Kitchen, WC,  
4 bedrooms, 2 bathrooms  
Forecourt and courtyard gardens

Large double garage with electric door.

## DESCRIPTION

Positioned on sought-after Holgate Road, just a short walk from York city centre and the railway station, this impressive four-bedroom home offers spacious and versatile accommodation approaching 2,000 sq ft.

Cleverly extended to the rear and most recently operating as a profitable rental property, it would make a great addition to any portfolio, and also offers enormous potential to improve if required. Grade II Listed, the property combines elegant proportions with modern conveniences and also benefits from a large double garage – a rare find in this central location.

Set back behind iron railings with a generous forecourt garden, the property is unassuming from the front and offers almost 2,000 square feet of versatile space including a secure garage with electric door.

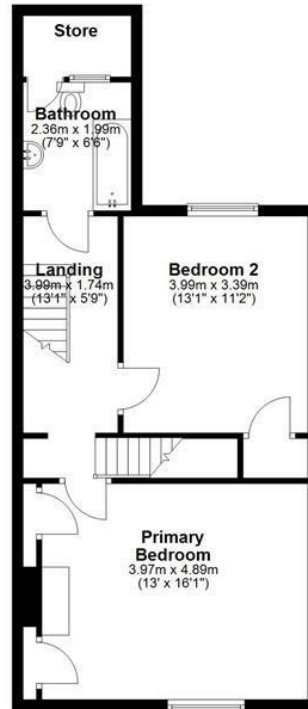
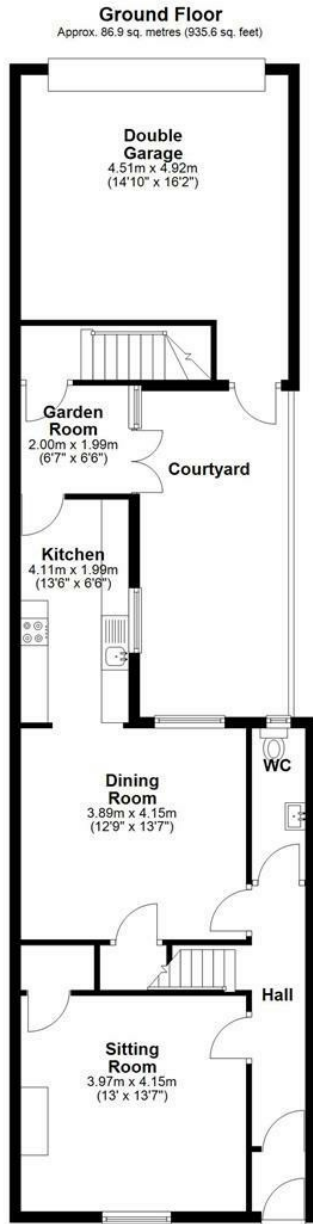
Inside, the ground floor presents a light-filled sitting room with feature electric stove and column radiators. A separate dining/family room connects seamlessly to the kitchen which is fitted with modern units and opens directly onto the courtyard. Upstairs, three generously sized bedrooms offer flexible living or working space, complemented by a family bathroom with additional storage. A fourth bedroom with shower -room has been added above the garage.

This home offers the ideal blend of character and space, making it a perfect choice for families, professionals, or anyone seeking well-located, comfortable living in one of York's most desirable and accessible areas. For those seeking a profitable letting property the property offers potential as both HMO or single tenancy.

- **Substantial 4 bedroom townhouse with large double garage**
- **Modern galley kitchen and 2 contemporary bathrooms**
- **2 generous reception rooms**
- **Newly empty HMO providing good rental income**
- **Ideal location within walking distance of railway station and city centre**
- **Forecourt garden and small courtyard garden**
- **Great buy-to-let with potential to upgrade if required**

**Freehold**





Total area: approx. 181.6 sq. metres (1954.8 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>                            |  | 69                      | 77        |
| (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 |           |