



## West Bank, Holgate, York, YO24 4ES

- No Onward Chain And Move-In Ready
- Stylish Open-Plan Kitchen And Living Space
- Private Garage Offering Parking Or Storage
- Top-Floor Apartment In Sought-After Holgate
- Two Modern Bedrooms With Flexible Use
- Council Tax Band B

**£210,000**



# West Bank, Holgate, York, YO24 4ES

## DESCRIPTION

This stylish top-floor two-bedroom flat on West Bank in Holgate, York is offered with no onward chain, making it an ideal opportunity for first-time buyers, professionals or those seeking a low-maintenance home close to York Station and the city centre. With modern interiors, great natural light and a private garage, it delivers convenience, comfort and excellent long-term appeal.

The heart of the home is the impressive open-plan kitchen and living space, featuring sleek cabinetry, integrated appliances, a central island and a bright, contemporary feel. It's a superb everyday hub with plenty of room to relax, dine or entertain.

Both bedrooms are well-proportioned, with the principal bedroom offering a calm, neutral aesthetic and the second bedroom providing flexibility for guests, a dressing room or a dedicated home office. The modern shower room continues the clean, stylish theme with quality tiling and a fresh finish.

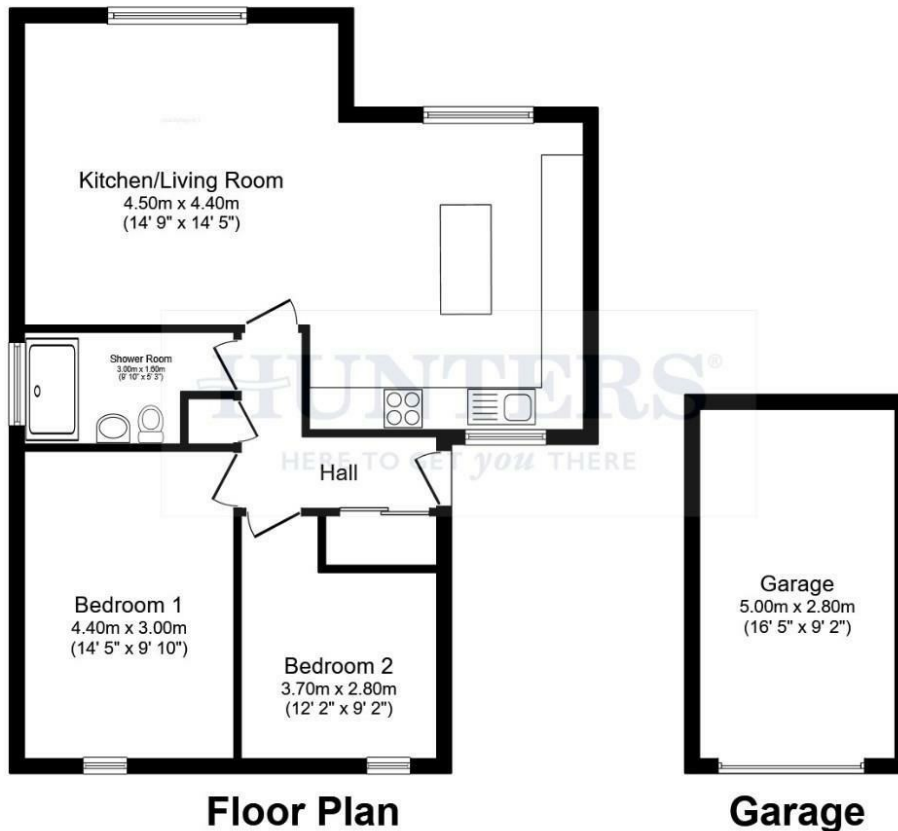
A standout benefit is the private garage, offering secure parking or valuable storage — a rare advantage for a flat this close to York city centre.

West Bank is a highly sought-after Holgate address, known for its tree-lined streets, friendly community feel and superb access to York Station, local cafés, shops, parks and commuter routes. With quick links to Acomb, Holgate Road and the wider road network, it's a location that blends convenience with a relaxed residential atmosphere.

A beautifully presented, move-in-ready top-floor flat in a prime York location — and with no onward chain, it's ready when you are.







Total floor area 83.4 sq.m. (897 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.