

60 HOLGATE ROAD

Holgate, York YO24 4AB

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Fully renovated and restored period townhouse with courtyard garden, within a short walk of the railway station and city centre

York Railway Station and city walls 0.4 miles on foot • York ring road/ A64 south 2 miles

Entrance and staircase hall • cloakroom/wc • sitting room • kitchen/breakfast room • living room

4 double bedrooms • shower room • house bathroom

Front garden • rear courtyard garden • garden store

For Sale Freehold

Blenkin & Co

ESTABLISHED 1992

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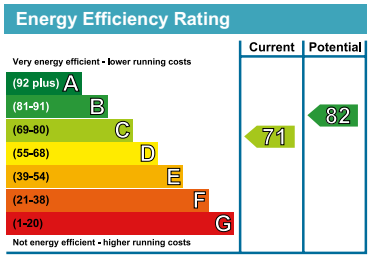
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Approximate Gross Internal Floor Area

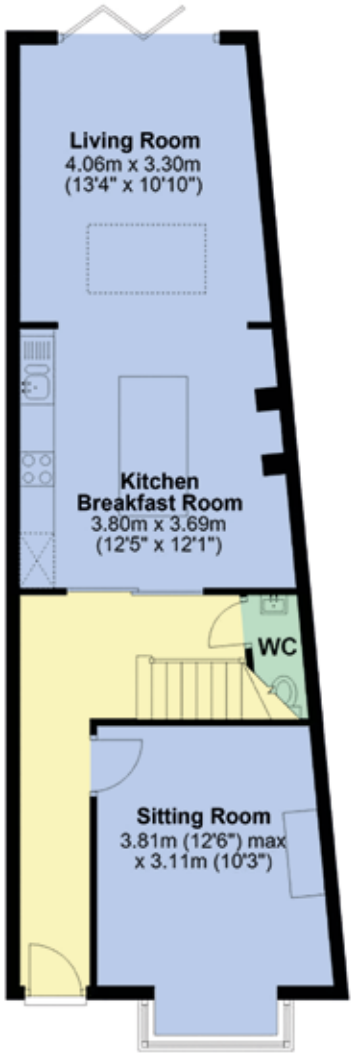
1446.4 SQ FT / 134.4 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



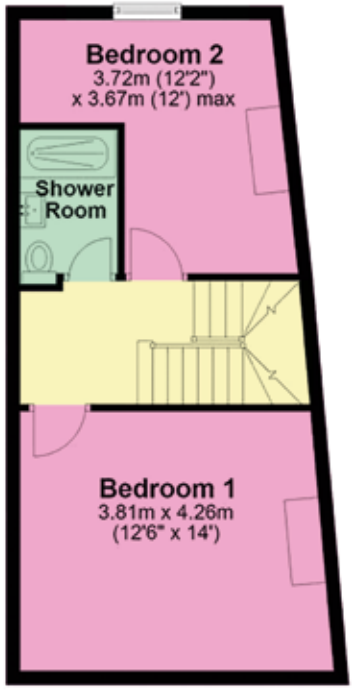
Ground Floor

Approx. 55.1 sq. metres (593.0 sq. feet)



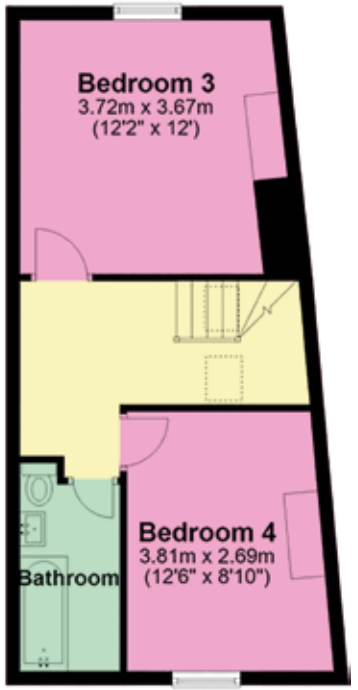
First Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



Second Floor

Approx. 39.6 sq. metres (426.7 sq. feet)





City Country Coast

Dating from circa 1847, 60 Holgate Road is an early Victorian townhouse in a well-established residential setting within easy walking distance of York's railway station and the city walls. An architect-supervised renovation, restoration and extension has brought the house up to contemporary standards while retaining much of its original architectural character. The accommodation extends across three floors, with a particularly appealing open plan kitchen and living space opening onto a sheltered courtyard garden.

- Mid-19th century terraced townhouse within a Conservation Area
- Nearly 1500 sq ft arranged over 3 floors
- Architect-supervised restoration, renovation and extension
- Restored period joinery, fireplaces and elegant original staircase
- Energy efficient period house with contemporary interiors
- Walled courtyard garden with York stone paving, upper terrace and rear access
- Lawned front garden with iron railing
- York Railway Station and the city walls a 10-minute walk away
- Offered for sale with no onward chain

The house is constructed in mellow brick with stone dressings and a traditional frontage, set behind a garden. A panelled front door sits beneath a portico alongside a projecting bay window with leaded glazing and a pitched roof.

Tenure: Freehold

EPC Rating: C

Council Tax Band: D

Services & Systems: All mains services. Gas central heating. Cat-5. Satellite and terrestrial connections to all rooms. Full fibre broadband.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:
North Yorkshire Council
www.northyorks.gov.uk
Conservation Area

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





The 2017 programme of renovation included renewal of wiring, plumbing and drainage, together with damp-proofing works. Original details were restored wherever possible, and skilled joiners recreated skirtings and architraves where replacement was required. The interiors were redecorated and recarpeted in June 2026, after which the property has remained unoccupied.

The entrance and staircase hall introduces the house's restrained period detailing. An elegant staircase with a polished timber handrail rises through the floors, with glazed light at the upper stairwell. A cloakroom/wc and a discreet laundry cupboard beneath the stairs provide practical facilities.

A substantial, full-height pocket door connects the entrance hall with the kitchen/breakfast room and living area. When drawn back, it creates a generous, open-plan arrangement, opening up the ground floor while allowing the rooms to be separated when preferred.









The kitchen/breakfast room and living area has been designed as a contemporary space for everyday living. It occupies the extended rear of the house, where a large roof lantern draws natural light into the space and full-height glazed doors connect the room to the courtyard garden. A contemporary kitchen combines sleek cabinetry with a handleless finish, a breakfast island and integrated Neff appliances including an induction hob, two fridges, a freezer and dishwasher. Copper Fritz Hansen pendant lights suspended above the island complement recessed ceiling spotlights, creating a carefully considered lighting scheme. The adjoining living room provides ample space for a dining table and informal sitting area.

Occupying the front of the house is the sitting room, which features a striking angular bay window incorporating decorative leaded upper lights and a traditional stone fireplace fitted with a gas real-flame fire.

On the first floor are two double bedrooms and house shower room. Two further double bedrooms and the house bathroom occupy the second floor. The bedrooms retain good ceiling heights and decorative cast-iron fireplaces. The bathrooms have contemporary fittings and Porcelanosa wall and floor tiles; the en suite shower room includes a glazed enclosure with overhead and hand-held showers, while the house bathroom has a bath with shower fittings and a heated towel rail. Underfloor heating serves the bathrooms and ground floor, with traditional-style column radiators on the upper floors.


AI-enhanced







Outside

The house stands back from Holgate Road behind a low boundary wall with iron railings, and a lawned front garden. Reclaimed stone has been used to renew the coping, while the original iron railings have been carefully restored and sympathetically replicated where required.

At the rear, a walled courtyard is arranged on two levels and paved in York stone. Steps with ornate metal railings lead from the upper terrace to the lower courtyard, which enjoys a southerly aspect at the rear. A useful garden store is discreetly incorporated into the retaining wall beneath the upper terrace, with timber double doors opening onto the lower courtyard. Cedar gates provide enclosure and give access to the back lane from where on-street residents' parking may be accessed, subject to the relevant permit arrangements.

Environs

Holgate Road occupies a convenient position just west of York's historic city centre, connecting with The Mount and providing easy access to the railway station, Micklegate Bar and the city walls. The surrounding area offers a good selection of everyday amenities including a new speciality coffee shop and the Everyman Cinema. The nearby York Central regeneration scheme is bringing significant investment to the area, including improvements to pedestrian and cycle connections between Holgate and the city centre.

York city centre and the railway station are both approximately a five-minute walk away on foot, with mainline services to London King's Cross, Leeds, Manchester and Edinburgh. For travel by road, Holgate Road provides access towards the A64, Leeds and the A1(M).

Directions

Heading west from The Mount, No. 60 sits on the bend, on the right hand side just beyond Oxford Street. **What3words:** ///finely.bend.carwes

Viewing

Strictly by appointment.

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ESTABLISHED 1992

The Yorkshires. Residential Real Estate Award Winner 2024







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