



16 Park Lane Holgate
York, YO24 4JQ
Offers Over £200,000

We are pleased to present this superb opportunity to acquire a beautifully maintained one-bedroom end-terrace home, ideally situated in the highly sought-after area of Holgate. Perfectly positioned within walking distance of York Railway Station, the city centre, and the picturesque West Bank Park, this stylish property is sure to appeal to first-time buyers and investors alike. The accommodation briefly comprises a bright and contemporary open-plan living, dining, and kitchen area, thoughtfully designed for modern living. The kitchen is fitted with a range of wall and base units, integrated appliances, and there is useful under-stairs lounge area. To the first floor, there is a spacious double bedroom with storage and a sleek, modern tiled bathroom.

Externally, the property enjoys a small private outdoor space along with on-street permit parking.

An excellent starter home in a popular and convenient location, offering stylish, low-maintenance living close to the heart of the city.

Living Kitchen

11'2 x 21'7 (3.40m x 6.58m)

Bedroom

11'2 x 14'4 (3.40m x 4.37m)

Bathroom

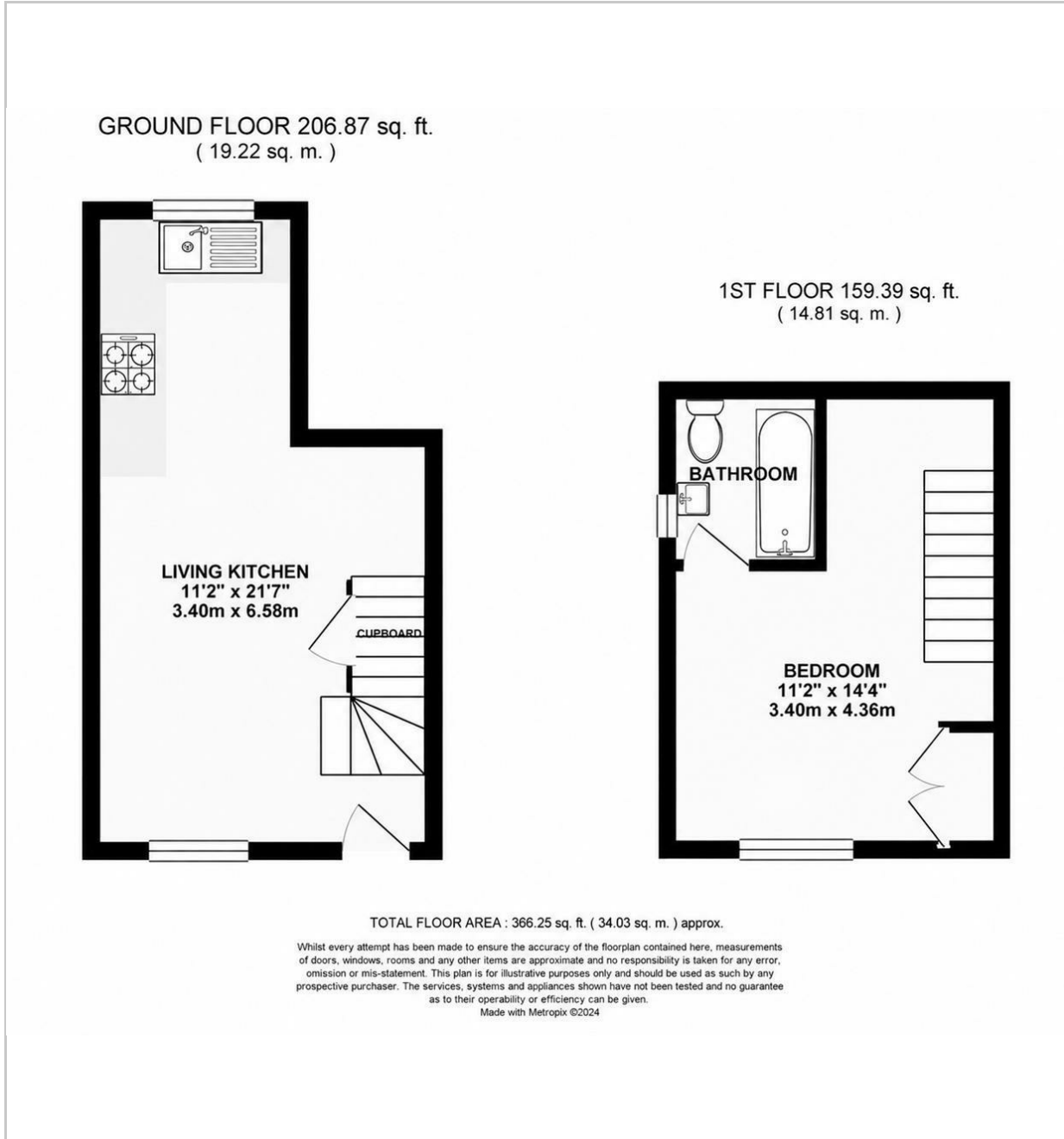
Agents note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

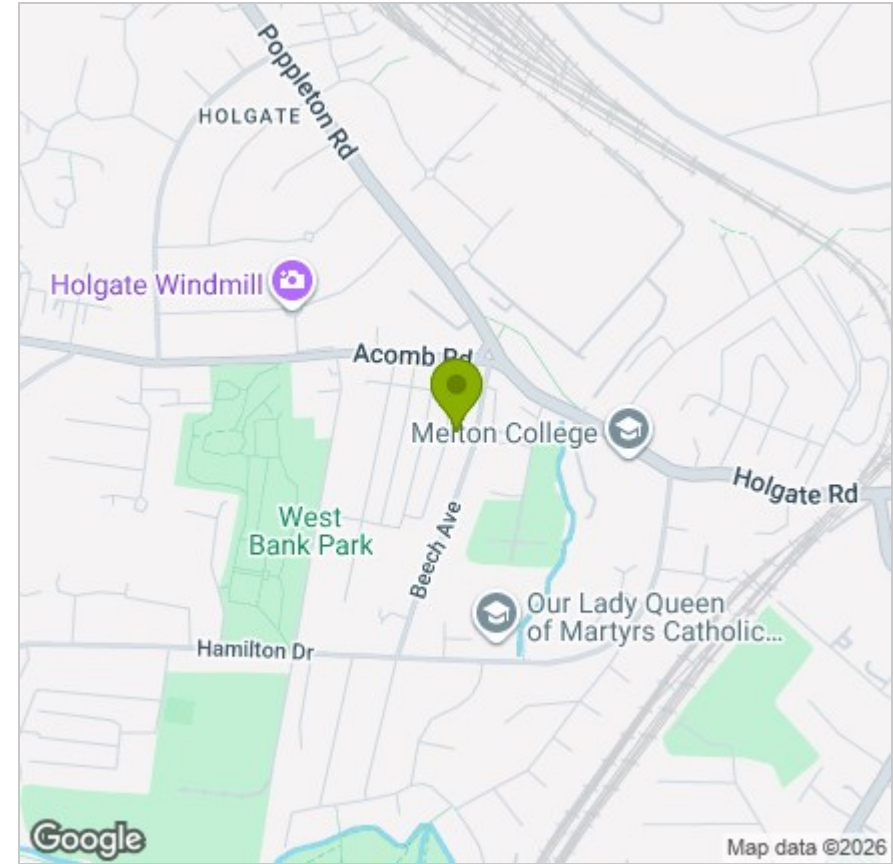




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.