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# Holgate Road Holgate, York YO24 4AA

Freehold  
Council Tax Band - E

- Substantial Townhouse
- Five Bedrooms
- Extended Kitchen Diner
- Two / Three Reception Rooms
- Central Living
- Immaculately Presented Throughout
- Over 2,000 SQFT
- EPC- TBA



What every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is included in the plan the dimensions will form part of the overall floor area and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective or purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability.

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Holgate Road  
Holgate, York  
YO24 4AA

£900,000

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A most impressive town house positioned within walking distance of York's historic city walls, York railway station, and the varied amenities on Micklegate. A much loved family home for many years, this property has been extended and immaculately maintained by the current owners and retains a wealth of original period features throughout. Spanning over three floors and offering over of 2,000 sq ft in living accommodation, properties of this grandeur seldom come to the market.

Internally the property offers a bright and airy entrance hall with the impressive original staircase leading to the upper levels. Intricately designed, the ground floor offers open plan living with the option of isolating each room with French and sliding doors, making the ideal space for any family. The front reception room boasts a stunning fireplace with a marble surround and original Victorian cupboards on either side. The second reception room offers further integral storage, including a built in desk. The ground floor accommodation is completed by the wonderful kitchen diner which has a substantial wood burning stove, along with plenty of room for a range of furniture and is bathed in natural light due to the bi folding doors and impressive roof lantern. The kitchen offers a range of shaker style units with oak trim inside, thick Quartz worktops and a range of integral appliances, in addition to the electric range cooker. Stairs lead up to the third living area which is currently set up as a home office, but could be utilised as a range of rooms. Under these particular stairs is further storage which is currently being used as a utility room.

The first floor comprises; two bedrooms, with the master bedroom of particular note due to its substantial size. Boasting a wonderful fireplace, ceiling cornices and original wooden flooring, this room is most impressive and could be used as another reception room if desired. There is also a modern shower room on this level.

