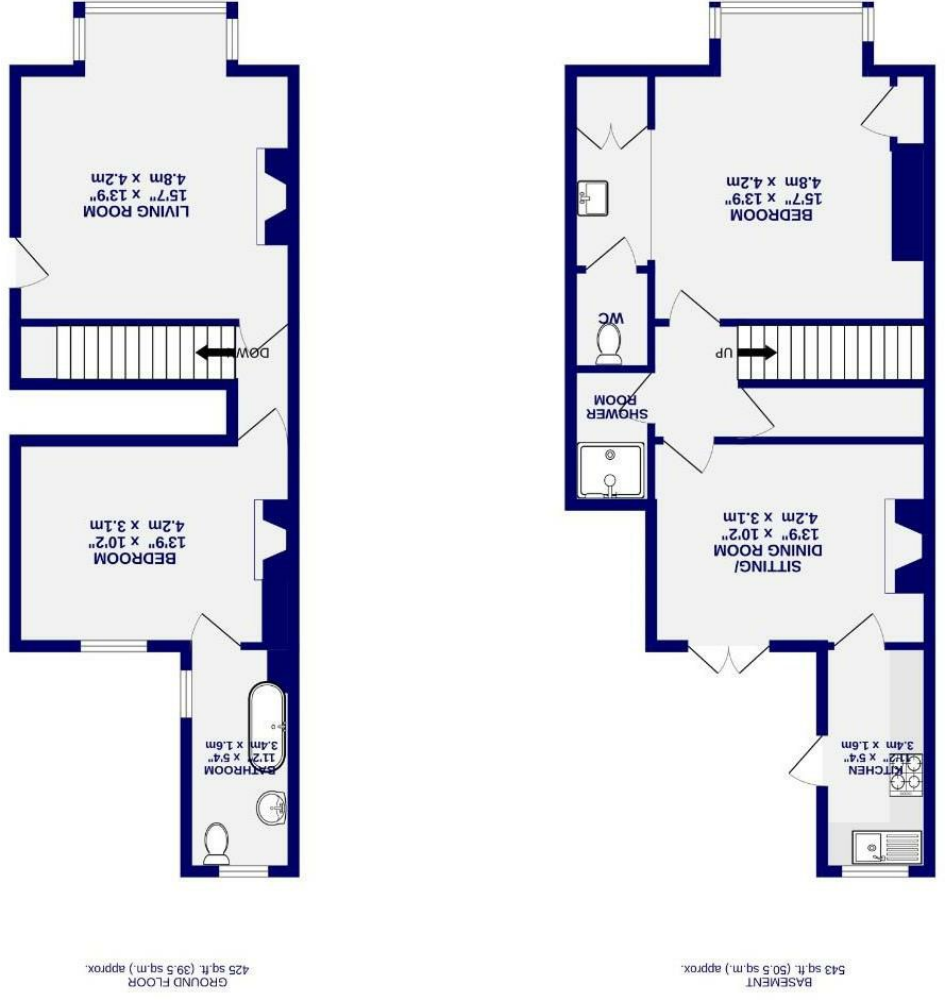


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**Holgate Road
Holgate, York
YO24 4AB**

**Leasehold
Council Tax Band - A**

- Charming Duplex Apartment
- Two Generous Double Bedrooms
- High Ceilings Coving And Ceiling Roses
- Full Of Character And Period Features
- Walking Distance To City And Station
- Bay Fronted Living Room With Feature Fireplace
- Dining Snug With Courtyard Access
- Sought After Holgate Road Location
- Allocated Parking Space
- EPC C



Model every drawing has been made to ensure the accuracy of the location, measurements of rooms and any floor and on accordingly to plans for any construction or measurement. The services, systems and appliances shown have not been tested and guaranteed as to their operability. Measurements are given in metres and feet and inches. The services, systems and appliances shown have not been tested and guaranteed as to their operability. Made with Myfloorplan.co.uk



Holgate Road
Holgate, York
YO24 4AB

Offers Over £325,000



Ashtons Estate Agents are delighted to offer this Grade II, two-bedroom duplex apartment, located on Holgate Road to the west of York. Ideally positioned within walking distance of York city centre and the railway station, the property is also close to a range of local shops and amenities, as well as all that our historic city has to offer. The property further benefits from an allocated parking space.

Upon approaching the property, it is clear to see it has been well maintained and cared for. Entered via a secure communal hallway, the apartment opens into the living room where the charm and character of this unique home are immediately apparent. High ceilings, traditional coving, ceiling roses and deep skirting boards enhance the space, while a large marble fireplace provides a striking focal point. A tall bay window allows natural light to flood the room. From here, a small landing leads to a double bedroom and a bathroom fitted in a traditional style, featuring a roll-top bath.

Stairs from the landing lead down to the lower level, which comprises a further generous double bedroom with a separate WC and an additional bay window. To the rear is a dining snug with a door leading out to a courtyard area and the communal garden beyond. Off the dining space is the kitchen, fitted with a range of wall and base units. A shower room and additional storage complete this floor.

A viewing is highly recommended to fully appreciate the character, space and convenient location this home has to offer.

Leasehold
Length of lease- 174 years remaining
Ground rent - £0
Service Charge- £58 per annum

Council Tax Band- A

