



Apartment 6, 128 Holgate Road

York, YO24 4DL

Guide Price £550,000



A FIRST FLOOR APARTMENT WITHIN THIS QUALITY DEVELOPMENT CLOSE TO YORK CITY WALLS AND THE TRAIN STATION. Set within this period conversion the property comprises two good size bedrooms both with en-suites, fabulous Shaker fitted kitchen with quartz worktops and fitted appliances and aspects to front, side and rear. Accessed via a grand communal hallway with spiral staircase leading to all floors, private entrance hall, 17' open plan living/dining kitchen, two double bedrooms both with stunning en-suite shower rooms with Burt and May tiles. To the outside is designated parking, communal gardens accessed via a secure gate and storage areas. Currently operating as a successful holiday let the property is also ideal for a permanent home. An internal viewing is highly recommended.

Communal Hallway

Entrance door, grand staircase to all floors.

Entrance Hall

Entrance door, power points, storage cupboard. Luxury vinyl tiling. Door to:

Living Area

Two slide sash windows to front and side with shutters, column radiators, TV point, power points. Luxury vinyl tiling.

Kitchen Area

Fitted wall and base units with quartz counter tops, sink and drainer with mixer tap, integrated appliances including fridge/freezer, dishwasher, washing machine, double oven and hob, power points. Luxury vinyl tiling.

Bedroom 1

Slide sash window to side, period fireplace, column radiator, power points, TV point. Luxury vinyl tiling.

En-Suite

Walk-in tiled shower unit, low level WC, wash hand basin, towel radiator, recessed spotlights, extractor fan. Tiled flooring.





Bedroom 2

Slide sash window to rear, period fireplace, column radiator, TV point, power points. Luxury vinyl tiling.

En-Suite

Slide sash opaque window to side, walk-in tiled shower unit, low level WC, wash hand basin, column radiator, recessed spotlights, extractor fan. Tiled flooring.

Outside

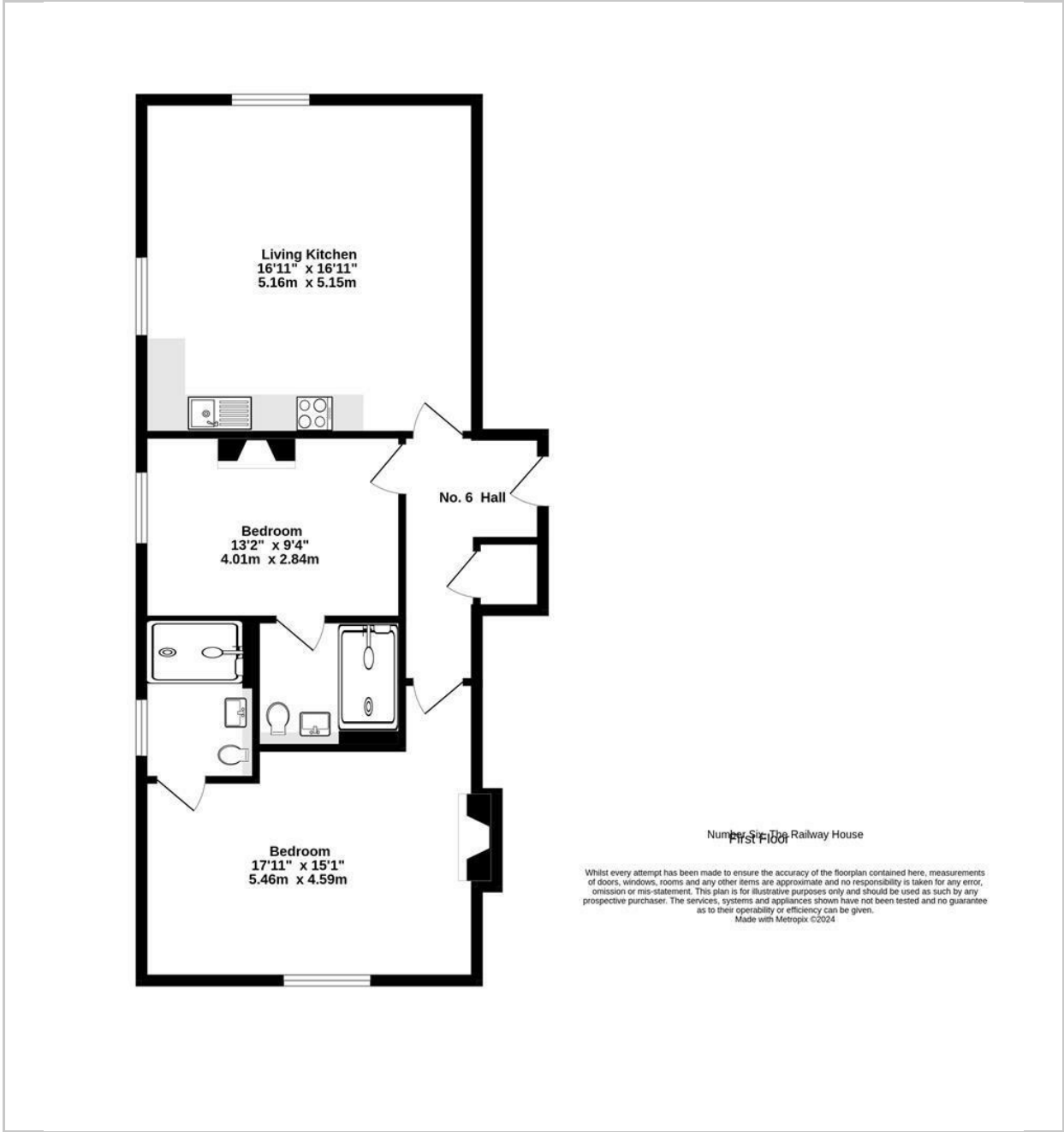
Designated parking space, communal gardens, gated driveway, storage areas.

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 transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

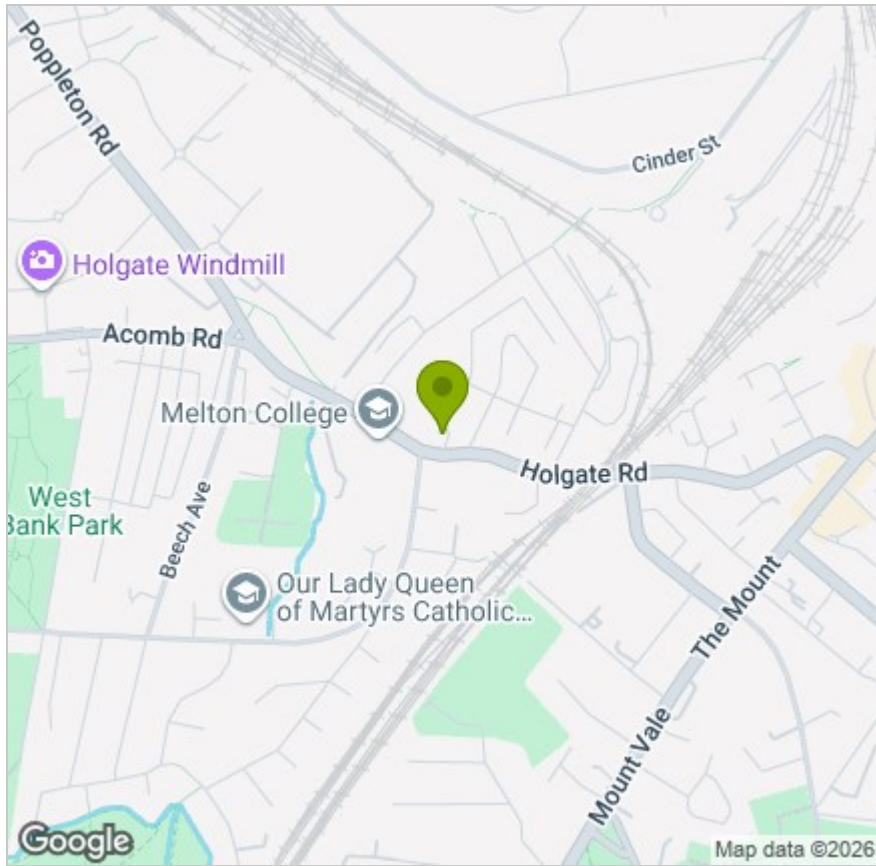


FLOOR PLAN



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

LOCATION



EPC

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