

## 22 Holgate Road, York, YO24 4AB

### Asking price £156,500

CityRise are thrilled to present a one bedroom apartment situated in the vibrant city of York, known for its rich history and thriving economy. It is conveniently located in a desirable area, close to amenities, transportation links, and popular attractions.

The flat boasts modern features and amenities, ensuring a comfortable living experience for tenants. It includes a well-designed bedroom, a contemporary bathroom, a fully equipped kitchen, and a cozy living area. Investors can benefit from professional property management services, ensuring efficient tenant screening, rent collection, and property maintenance. This allows for a hands-off investment experience.

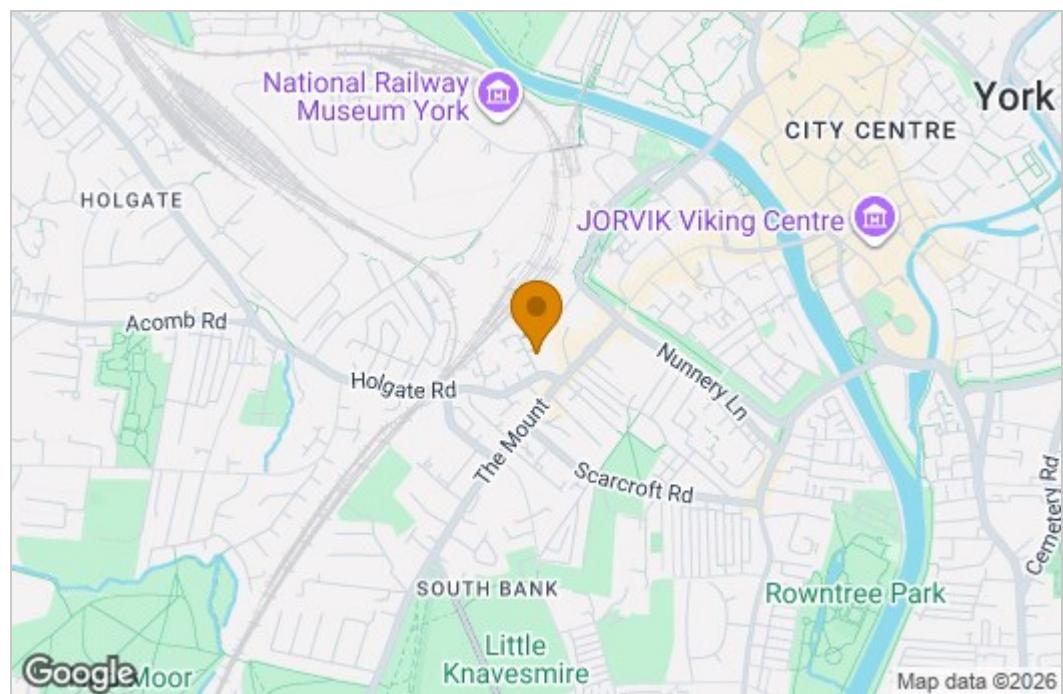
York has a strong rental market, making this apartment an attractive investment opportunity. The city attracts a large number of students, young professionals, and tourists, ensuring a steady demand for rental properties.

EPC - C  
Council tax band - B

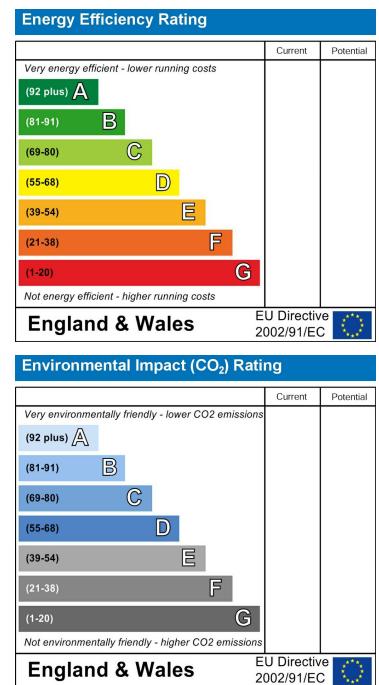


## Floor Plan

## Area Map



## Energy Efficiency Graph



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.