



Murray Street  
Holgate, York  
YO24 4JA

Offers Over £395,000



Located in the popular residential area of Holgate and conveniently close to York train station, this beautifully presented Victorian townhouse has been updated and immaculately maintained by the current owner. Ready to move into, it offers spacious accommodation throughout.

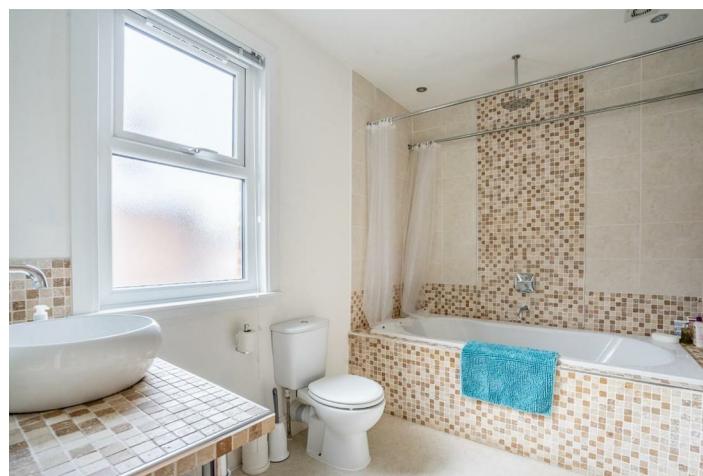
Internally, the property features an entrance hall that leads into the through reception room on the left. A deep bay window allows natural light to flood the space, highlighting the original features that remain, including ceiling cornices and skirting boards. The fireplace, with marble surround creates a stunning focal point in the living room. Toward the rear of the property, the dining room boasts built in bookshelves surrounding the chimney breast. Beyond this is the sleek kitchen, which includes a range of wall and base units offering ample storage and worktop space. The kitchen also features integrated appliances and additional room for freestanding white goods. Completing the ground floor is a modern three piece shower room.

Once the original end of Murray Street, this property offers a larger-than-average terrace layout. As a result, the master bedroom is exceptionally well-proportioned and enjoys the rare luxury of two windows, flooding the space with natural light. There is a second double bedroom, with both rooms retaining their original fireplaces and a spacious three piece bathroom with neutral yet contemporary wall tiles. Stairs lead to a versatile loft room, which is boarded, plastered, and decorated, with the added benefit of a Velux window, making it ideal for storage.

Externally, this fore coursed terrace home offers a charming front garden and a generous, low-maintenance rear courtyard, which also includes a practical spacious outside store.

Sure to appeal to a wide range of buyers due to its convenient location close to the city, early viewing is highly recommended.

Council Tax Band- C



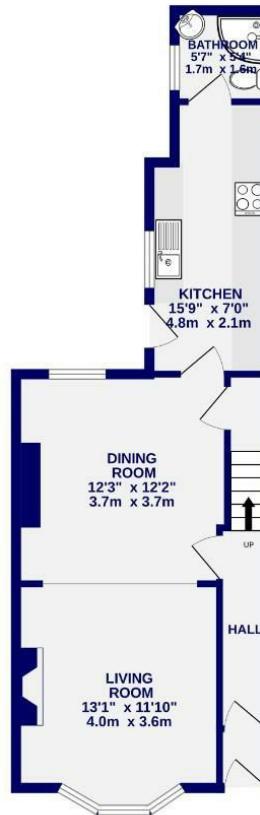


# Murray Street Holgate, York YO24 4JA

Freehold  
Council Tax Band - C

- Period Victorian Terrace Home
- Two Bedrooms
- Loft Room
- Bathroom & Shower Room
- Immaculately Presented Throughout
- Popular Residential Area
- Close By To CC & Train Station
- EPC- D

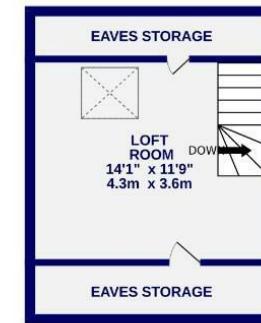
GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 1170 sq.ft. (108.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plans, the dimensions of rooms and any other items are approximate. If included in the plan the garages/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

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