



Holgate Road
, York
YO24 4AB

£290,000



Located just a short walk from York city centre and the railway station, this substantial three-storey terrace home offers generous and versatile accommodation in a highly convenient setting. Positioned at the beginning of Holgate Road, the property enjoys immediate access to a range of local amenities, eateries and transport links, along with excellent routes out towards the A64 and outer ring road.

Offering fantastic potential, this property could make an excellent investment opportunity, spacious family home or flexible multi-generational living arrangement.

Internally, the accommodation begins with an entrance hallway leading through to a substantial open-plan living dining room, filled with natural light and benefiting from useful under-stairs storage. To the rear is a fitted kitchen along with a rear hallway providing access to the courtyard and a ground floor WC.

To the first floor are two generous double bedrooms and a three-piece house bathroom fitted with a shower over the bath. The top floor is currently arranged as a separate living space, offering a generous reception room which could also serve as an additional bedroom, alongside a further double bedroom, kitchenette and separate bathroom. The flexibility of the layout offers a wealth of possibilities for buyers looking to adapt the space to suit their needs.

Externally, the property benefits from a rear courtyard.

A rare opportunity to acquire a spacious period property in such a sought-after and central location, offering excellent potential and versatility. Viewing is highly recommended to appreciate the size, layout and opportunity on offer.





Holgate Road , York YO24 4AB

Freehold
Council Tax Band - D

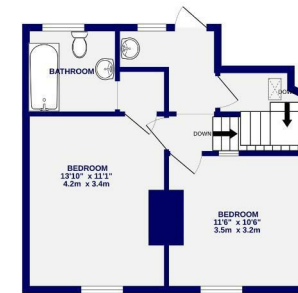
- Substantial Three Storey Terrace Home
- Ideal Renovation Or Investment Opportunity
- Walking Distance To York Station And City Centre
- Flexible And Versatile Accommodation
- Spacious Open Plan Living Dining Room
- Four Potential Bedrooms Across Three Floors
- Excellent Investment Or Family Home
- EPC D

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GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1295 sq.ft. (120.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/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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