



St. Pauls Square
Holgate, York
YO24 4BD

£1,500,000



--SALE AGREED OFF MARKET --

A beautifully presented and substantial Grade II listed townhouse, set within the highly sought-after St Paul's Square in Holgate, offering an exceptional blend of period character and carefully considered modern enhancement. Positioned overlooking the square, this elegant home has been thoughtfully improved by the current owners, most notably with the addition of a single storey rear extension incorporating underfloor heating, creating a superb open plan living space suited to modern family life.

The property is entered via a charming vestibule leading through to a grand reception hall with original flagstone flooring and staircase rising to the upper floors. To the front sits an impressive drawing room, rich in character with a feature fireplace, ceiling rose, shutters and a bay window overlooking the square. To the rear, the heart of the home is the extended dining kitchen, now fitted with a modern grey handle less kitchen by Studio 35, complemented by a matching grey composite worktop and Aga range, creating a striking yet practical space that opens onto the rear terrace. A useful utility room and ground floor WC complete the ground floor accommodation, whilst a basement provides further storage including wine cellar and plant room.

To the first floor is a spacious sitting room with elevated views across St Paul's Square, alongside a generous double bedroom with en suite and a well appointed house bathroom with underfloor heating. The upper floors provide a magnificent master bedroom suite with en suite, two further double bedrooms and an additional shower room.

Externally, the property enjoys an attractive front courtyard and to the rear a tiered landscaped rear garden with raised beds and multiple patio areas. To the rear, a particularly rare feature for this location is the provision of two garages accessed via a rear lane. One garage incorporates a modern self contained flat above, ideal for guest accommodation.





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Freehold
Council Tax Band - G

- Period Town House
- Four Double Bedrooms In the Main House
- Rear Garage with Art Room and A One Bedroom Apartment Above
- Second Garage For Storage
- Rear Kitchen Extension and a Bespoke Kitchen From Studio 35
- Access To St Pauls Square Private Gated Community Garden
- Luxury Fixtures & Fittings
- EPC D



TOTAL FLOOR AREA: 2836 sq.ft. (263.5 sq.m.) approx.

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