



Holgate Road  
Holgate, York  
YO24 4AB

£2,600,000

18 16

One of the finest guest houses in York, this substantial and highly regarded period property offers an exceptional lifestyle and investment opportunity within walking distance of the railway station and historic city centre.

Currently operating as a successful bed and breakfast, the property comprises a 13 bedroom guest house alongside a spacious two bedroom owners apartment, providing excellent on site living accommodation. In addition, there is a newly constructed detached block to the rear offering three modern self contained one bedroom apartments, significantly enhancing the income potential of the site.

The business has been carefully developed and is well established, generating a gross annual income of approximately £300,000 per annum, with clear scope for further growth as the additional apartments become fully utilised. The guest house has built a strong reputation for its warm and attentive service, welcoming a wide range of visitors including families and dog owners, and benefitting from repeat custom and excellent reviews.

The main building is a handsome Grade II listed property extending to over 5,800 square feet and arranged over multiple floors. It retains a wealth of period features throughout, with well proportioned reception spaces and generous guest bedrooms. The lower ground floor provides additional living and service accommodation, supporting the day to day running of the business.

Externally, the property benefits from a large rear walled garden and a rare advantage within the city, off street parking for approximately 14 vehicles. The detached block of three one bedroom apartments is finished to a modern standard and offers flexibility for holiday lets, serviced accommodation or long term rental, subject to the necessary permissions.

