



# Holly Terrace York YO10 4DS

£190,000



Set in an enviable riverside position overlooking the River Ouse, this stylish ground floor apartment enjoys a superb location close to Millennium Bridge, offering scenic walks along the river into the city centre and towards the Knavesmire. Holly Terrace sits just off Ambrose Street, placing Rowntree Park and York's vibrant city centre within easy walking distance, while the A19, University of York and A64 are all readily accessible by road.

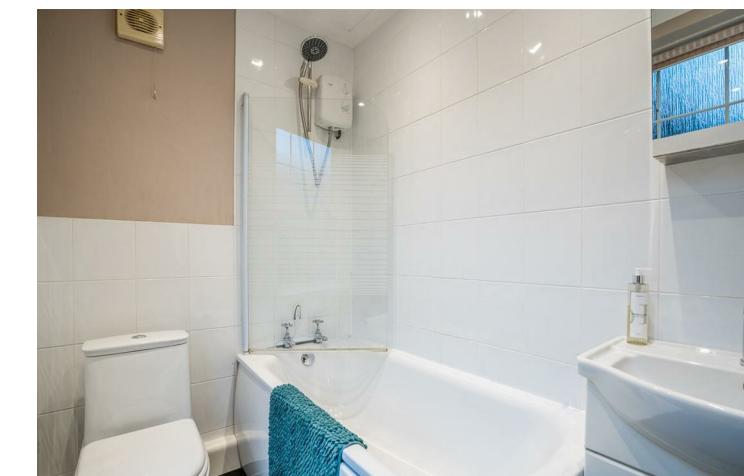
The apartment benefits from its own private entrance to both the front and rear. Internally, the accommodation is well presented and thoughtfully arranged, featuring a modern fitted kitchen with an array of wall and base units, a comfortable living room with a pleasant outlook, a clean and contemporary bathroom suite, and a generous double bedroom with new sleek fitted wardrobes.

Externally, there are shared gardens to the front, side and rear, providing attractive outdoor space, and on-street permit parking is available.

Overall, this is a well-located and appealing apartment offering riverside living with excellent access to the city and surrounding areas, and an internal viewing is highly recommended.

Leasehold  
Length of lease- 101 years remaining  
Ground rent - £10 per annum  
Ground rent review period- Fixed  
Service Charge- £422 per annum

Council Tax Band- B



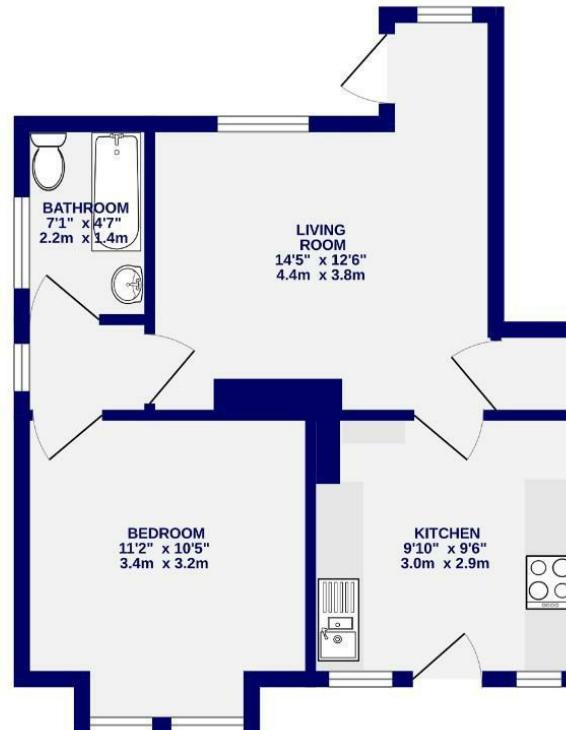


# Holly Terrace York YO10 4DS

Leasehold  
Council Tax Band - B

- Ground Floor Stylish Apartment
- One Bedroom
- Modern Kitchen And Bathroom
- Private Front Entrances
- Walking Distance To City Centre
- Close To Millennium Bridge
- Riverside Position Overlooking River Ouse
- Shared Gardens
- On-Street Permit Parking
- EPC C

GROUND FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 400 sq.ft. (37.1 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. The floor area is measured in accordance with the RICS Code of Measuring Practice 2004 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 we guarantee as to their operability.  
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