

property on behalf of the vendor.

- Freehold
Council Tax Band - D

1ST FLOOR
544 sq. ft. (50.5 sq.m.) approx.

The 1st floor plan includes three bedrooms: a front bedroom (12'6" x 10'2"), a middle bedroom (14'0" x 12'9"), and a rear bedroom (11'9" x 10'1"). It also features a bathroom, a bar/games room (29'1" x 10'10"), and a garden (272 sq. ft. / 25.3 sq.m. approx.). A staircase leads down from the front of the house.

12'6" x 10'2"
BEDROOM

14'0" x 12'9"
BEDROOM

11'9" x 10'1"
BEDROOM

29'1" x 10'10"
BAR/GAMES ROOM

272 sq. ft. (25.3 sq.m.) approx.

2ND FLOOR
544 sq. ft. (50.5 sq.m.) approx.

The 2nd floor plan includes a master bedroom (15'6" x 12'6"), a bathroom, and a terrace (10'0" x 10'0"). A staircase leads up from the front of the house.

15'6" x 12'6"
BEDROOM

10'0" x 10'0"
TERRACE

544 sq. ft. (50.5 sq.m.) approx.



Moorgate, Holgate, York, YO24 4HP

Moorgate
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Offers Over £700,000

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Located in the popular residential area of Holgate, west of York city centre, is this beautifully presented and extended period home. With excellent transport links close by, including easy access to York train station and the city centre, the property is ideally placed for both families and professionals. Having been a much loved home for many years, it has been thoughtfully extended and now boasts generous living accommodation, a superb garden and a purpose built home office.

Internally, the property offers a bright entrance hall leading to a ground floor bathroom, before opening into two versatile reception rooms. A large front window allows natural light to fill the space, while oak flooring flows seamlessly through to the rear extension. This impressive addition is designed with a glass roof and timber beams, creating a wonderfully light and airy environment that takes full advantage of the south-east facing aspect. The kitchen is fitted with a stylish mix of solid wood and sage green units, complemented by oak worktops, LED spotlights and integrated appliances, along with a breakfast bar ideal for casual dining.

To the first floor, the home offers three well proportioned double bedrooms, each with built-in storage and period features including two fireplaces. A spacious landing leads to a generous and beautifully appointed shower room.

Externally, the property is set on an exceptional plot. The rear garden, with its south-east facing orientation, is mainly laid to lawn and framed by mature trees and hedges, while extensive patio areas provide the perfect setting for outdoor entertaining. At the very rear is a purpose-built home office, fully insulated with power, light and garden views, offering superb versatility as a home office, gym, or studio. A shed provides further storage.

To the front of the property, a driveway provides ample parking for several vehicles.

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