



Amberley Street Holgate, York YO26 4SB

£270,000



Located in the ever-popular area of Holgate, just west of York city centre, this beautifully presented period townhouse offers generous accommodation and great throughout. Thoughtfully updated and tastefully decorated, it would make an ideal first home for a discerning buyer seeking character and convenience in equal measure. Amberley Street benefits from a range of amenities nearby, including a variety of shops and eateries, and is within walking distance to York city centre and train station.

Internally, the property opens into an entrance hall leading through to the principal reception room, currently arranged as a bright and airy living space. A large window overlooking the courtyard allows natural light to flood in, while there is ample room for a range of furniture. An internal door leads to the dining room positioned to the front of the property, which also benefits from useful built-in storage. To the rear sits the fitted kitchen, featuring a range of wall and base units providing generous storage and worktop space, along with some integrated appliances. The current owners have thoughtfully relocated the bathroom to the first floor, creating a practical utility room with a ground floor WC to the rear.

Upstairs, a spacious landing gives access to two well-proportioned double bedrooms, with the principal bedroom positioned to the front. Completing the first floor is a stunning four-piece bathroom suite, finished to a high standard and located to the rear.

Externally, the property enjoys an enclosed courtyard garden, framed by traditional brick boundaries, offering a private and low-maintenance outdoor space.

With its desirable location, attractive presentation and well-balanced layout, this home is expected to prove popular on the open market and early viewing is highly recommended.

Council Tax Band B

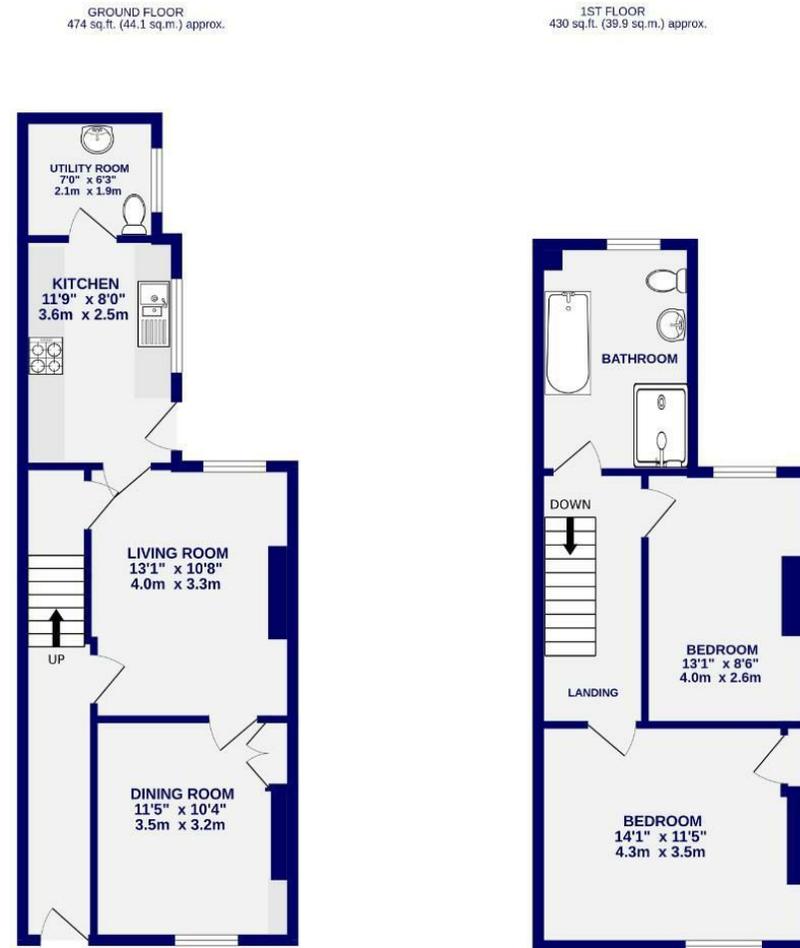




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Freehold
Council Tax Band - B

- Period Victorian Terrace Home
- Two Double Bedrooms
- First Floor Bathroom
- Two Reception Rooms
- Popular Residential Area
- Ideal First Home
- Ready To Move Into
- EPC C



TOTAL FLOOR AREA: 904 sq.ft. (84.0 sq.m.) approx.
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