

Holgate Road
City Centre, York
YO24 4AA

£630,000



Set less than ten minutes from York's historic city walls and within easy reach of the outer ring road and motorway network, this Grade II listed townhouse offers the perfect balance of period charm and modern comfort. Positioned amongst a wealth of local amenities, the property has been sympathetically extended and fully refurbished by the current owners to create a stylish and versatile home.

The current owners have undertaken a comprehensive programme of works, including a full rewire and re-plumbing, along with the installation of handmade double-glazed heritage sash windows throughout, ensuring the home retains its character while benefiting from modern efficiency.

Arranged over three floors, the accommodation opens with an entrance vestibule and welcoming hallway with access to useful lower-level storage. To the front is a characterful room with original wooden floors, currently used as a dining room but equally suited as a lounge. A second reception sits to the rear with an open fire, leading on to the impressive extended kitchen diner. Finished to a high standard and bathed in light, this space features bi-folding doors which open onto the courtyard. Beyond the kitchen is a utility area and downstairs WC.

The first floor houses two generous double bedrooms, including a superb principal suite with a modern en-suite shower room. The top floor provides two further bedrooms and a luxurious family bathroom fitted with both a free-standing bath and a walk-in shower.

Outside, the south-facing courtyard is enclosed by a walled boundary and stone paving, offering a private retreat. A covered alleyway provides additional storage and gives access to a small garage.

Council Tax Band C

