



HUDSON
MOODY

4 Holgate Bridge Gardens, York YO24 4BA

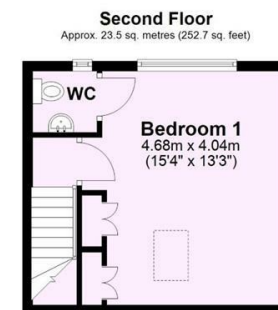
A Stylish Extended Four Double Bedroom Home in the Sought-After Holgate area of York , lying within close proximity of the City centre and railway station .

- Beautifully extended semi-detached home in sought-after Holgate
- Within walking distance of York city centre, train station, and green spaces
- Front living room with bay window, picture rails, and cornicing
- Additional reception room ideal as a playroom, snug, or office
- Impressive open-plan kitchen/dining/living area with bi-fold doors to the garden
- High-spec kitchen with shaker units, quartz worktops, island with induction hob, and integrated appliances
- Three generous first-floor bedrooms plus a four-piece bathroom and separate shower room
- Converted loft master suite with freestanding bath and en-suite WC and basin
- Landscaped rear garden and off-street parking for multiple vehicles

Offers Over £600,000

Tenure: Freehold

Council Tax Band: C




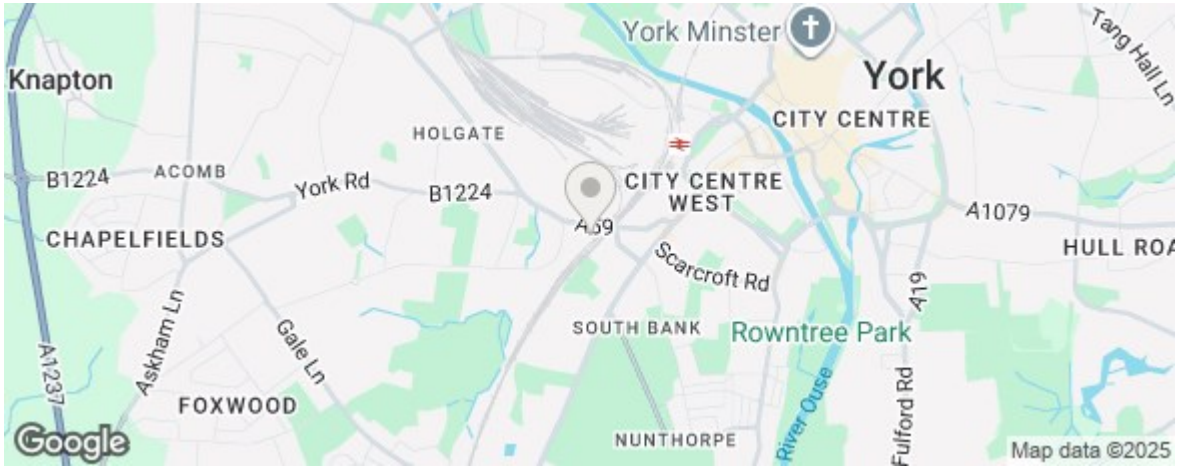
Total area: approx. 148.6 sq. metres (1599.9 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.

2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.

3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.

4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.

5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com