



WD
Walker Day Architects

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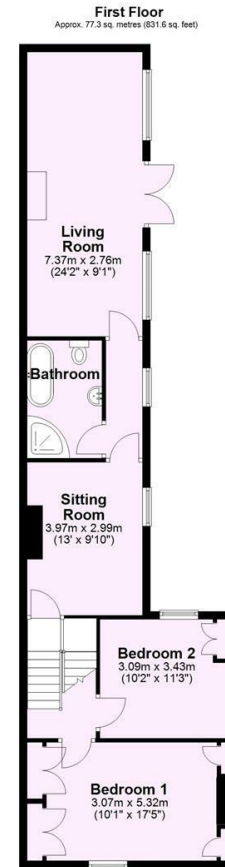
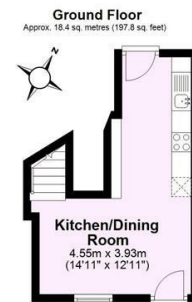
50 Holgate Road, York YO24 4AB

HOLIDAY LET'S PERMITTED- A beautifully presented apartment situated in the highly sought-after Holgate area, this property has been previously run as a successful holiday let. Additionally, it offers the added benefit of off-street parking.

- **Beautifully Updated yet Retaining Period Features**
- **Courtyard Garden**
- **Ground Floor Dining Kitchen**
- **Large First Floor Extended Living Room with Large Balcony**
- **Separate Sitting Room**
- **Two Double Bedrooms**
- **Charming Period Style House Bathroom**
- **Close to City Centre and Railway Station**
- **Local Shops and Services**

Guide Price £350,000
Tenure: Leasehold - Share of Freehold
Council Tax Band: B

Years remaining: 250
 No Service Charge or Ground Rent
 Holiday lets Permitted

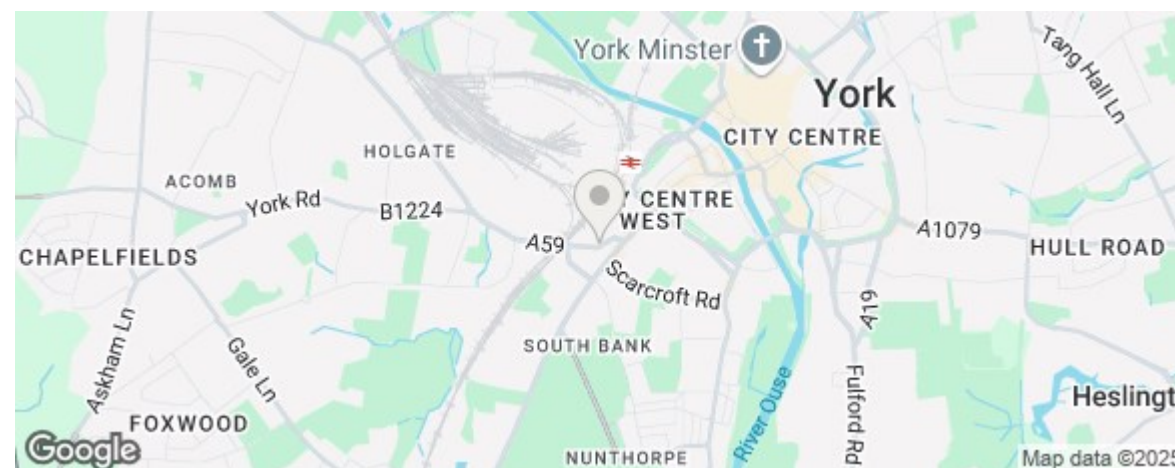


Total area: approx. 95.6 sq. metres (1029.4 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(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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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.
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**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com