

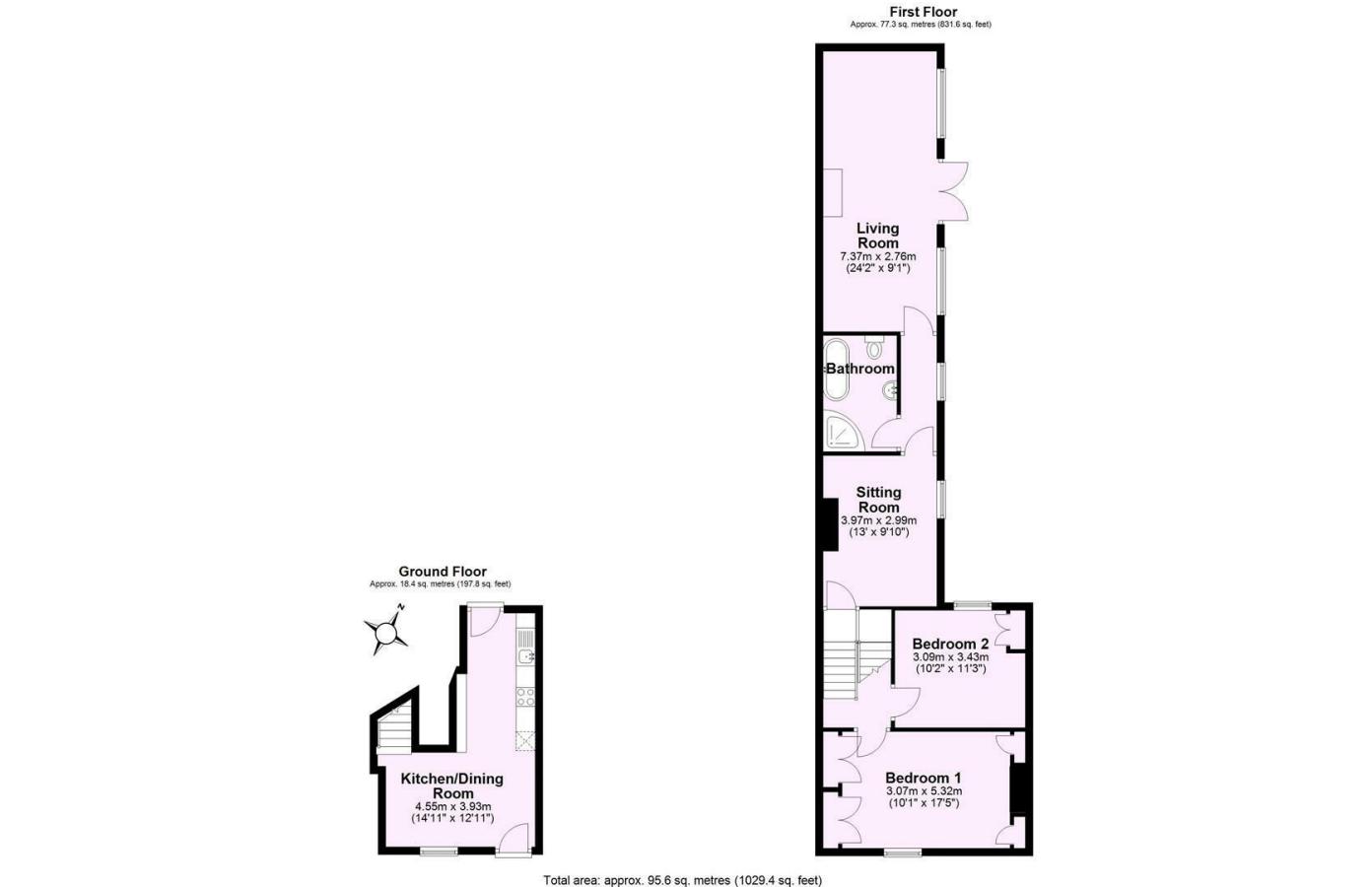


HUDSON  
MOODY

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**

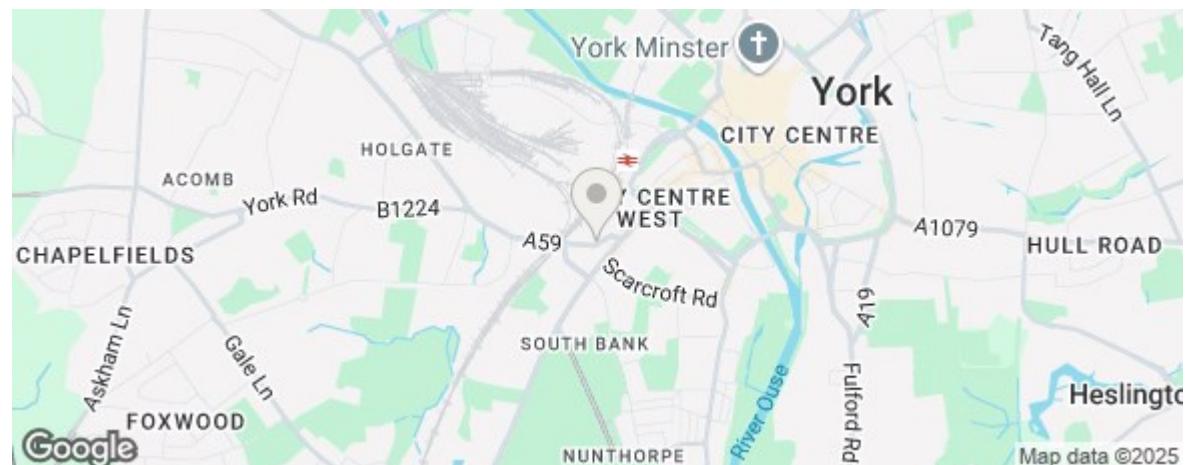
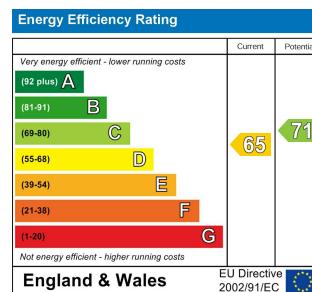
**Tenure: Leasehold - Share of Freehold**  
**Council Tax Band: B**

Years remaining: 250

No Service Charge or Ground Rent  
Holiday lets Permitted







#### 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.