



1 Holgate Mews New Lane, Holgate, York YO24 4NT

HUDSON  
MOODY

\*\*\*NO ONWARD CHAIN\*\*\* An impressive and beautifully presented modern end townhouse set over three floors, located in the desirable Holgate area boasting stunning views of West Park.

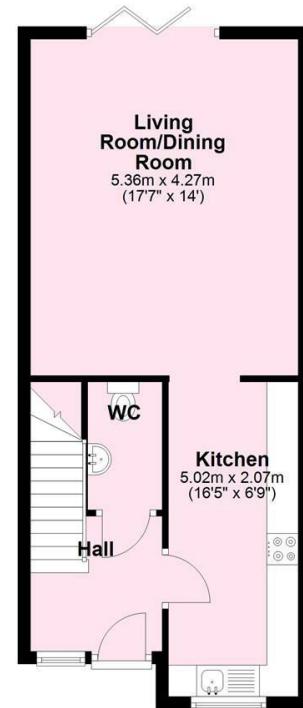
- Contemporary End Townhouse
- Delightful Location Overlooking West Park
- Kitchen and Family Room to Ground Floor
- Bedroom/Living Room with Balcony and Bathroom to First Floor
- En-Suite Double Bedroom and Second Double Bedroom on Top Floor
- Off Road Parking In Gated Courtyard
- Lawned Garden to the Rear
- Within Easy Reach of York City Centre
- Good Road and Rail Links
- Offered with No Onward Chain

**Chain Free £525,000**

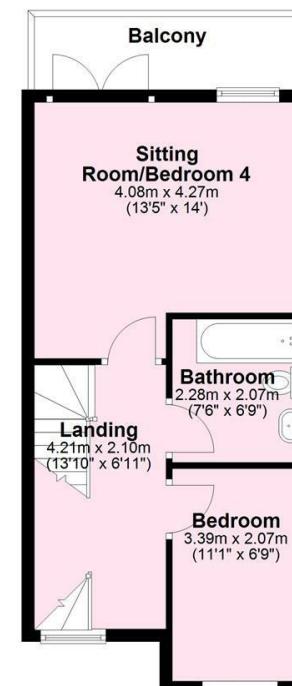
**Tenure: Freehold**

**Council Tax Band: E**

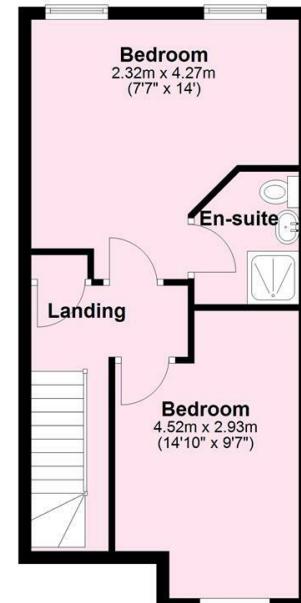
**Ground Floor**  
Approx. 43.1 sq. metres (464.4 sq. feet)



**First Floor**  
Approx. 37.6 sq. metres (404.2 sq. feet)



**Second Floor**  
Approx. 38.0 sq. metres (409.4 sq. feet)



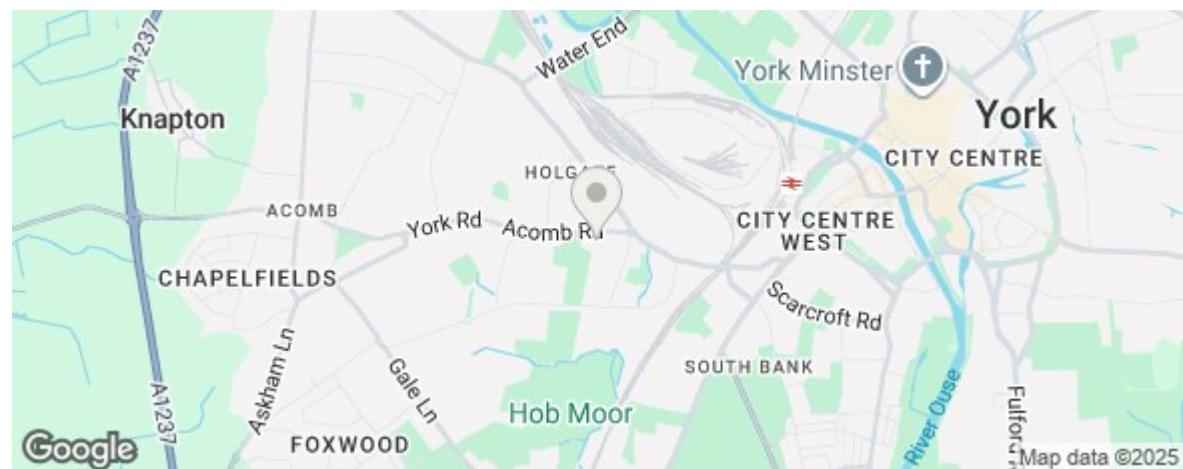
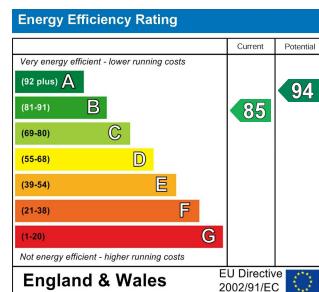
Total area: approx. 118.7 sq. metres (1278.0 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eaves storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.







#### 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.