

77, Holgate Road, York, YO24 4AA

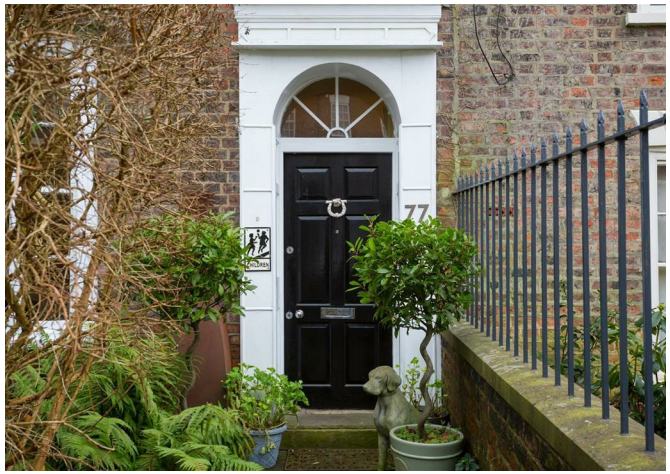
Offers in excess of £860,000

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PRIME RESIDENTIAL









77 Holgate Road

Beautifully appointed home offering versatile accommodation over 3 floors with an abundance of character and delightful gardens.

A superb example of a Grade II Listed townhouse, providing tastefully appointed accommodation of exquisite proportions within walking distance of the city centre and railway station.

Accommodation comprises:-

Entrance hall, sitting room, kitchen/dining room, utility, drawing room/bedroom 4, 3 double bedrooms, 2 bathrooms

Garden to front and rear, residents parking, secure off street parking available to rent

DESCRIPTION

Ideally positioned on the corner of Mount Terrace and Holgate Road, this stunning home offers an enormous amount of character whilst providing all modern comforts and tremendous style. The property enjoys its 200th birthday in 2023 and has been lovingly maintained and upgraded by the current owners, who have honoured its history whilst cleverly steering it into the 21st century.

Set back from the road with a charming garden to the front and further terraced garden to the rear the house is well-balanced with elegant rooms and a versatile layout.

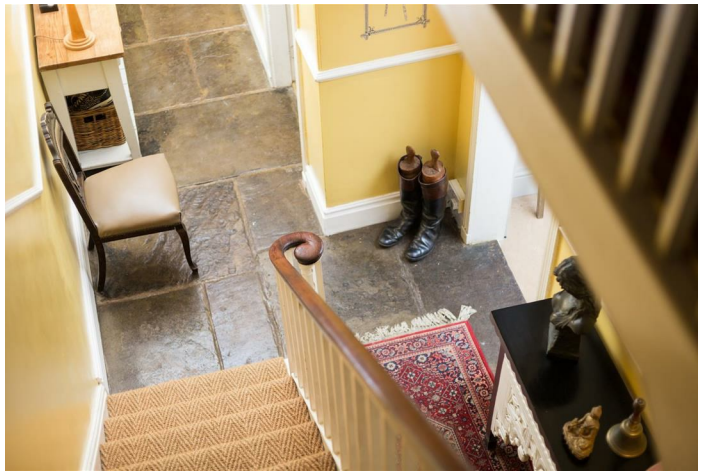
Currently arranged with 2 impressive reception rooms and 3 generous bedrooms, the property could provide 4 bedrooms if preferred. At the heart of the house is a stunning bespoke kitchen with Aga and splendid dining/family room which features a dramatic roof lantern enjoying views of the mediterranean style terraced garden. There are 2 very smart and stylish bathrooms.

Holgate Road is within easy walking distance of the city centre, the race course and the railway station, with trains offering travel to Kings Cross in under 2 hours. It offers easy access to the major road networks for travel further afield.



- **Elegant Grade II Listed townhouse**
- **Versatile accommodation of near perfect proportions**
- **Character and modern comforts in equal measure**
- **Super stylish finishes throughout**
- **2 stunning reception rooms**
- **Beautiful kitchen with aga and dramatic glazed lantern**
- **3/4 generous bedrooms**
- **2 luxury bathrooms**
- **Walking distance to the station and city centre**
- **Secure off street parking available**

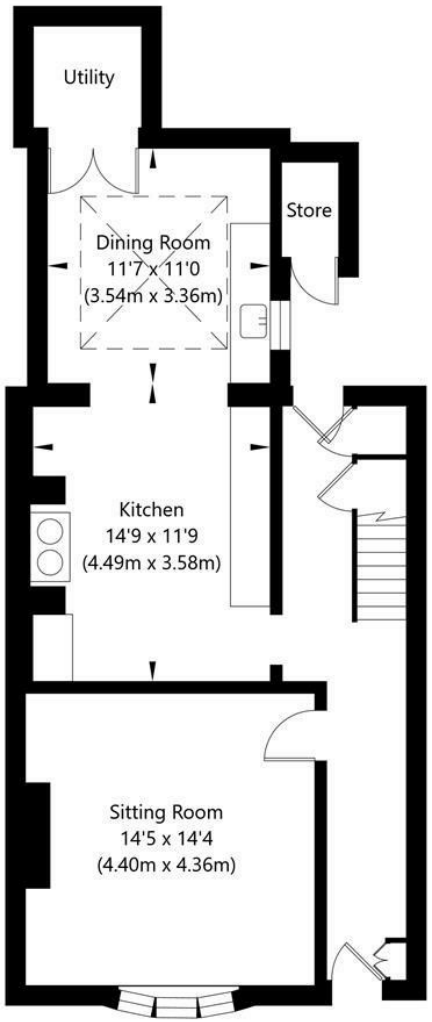




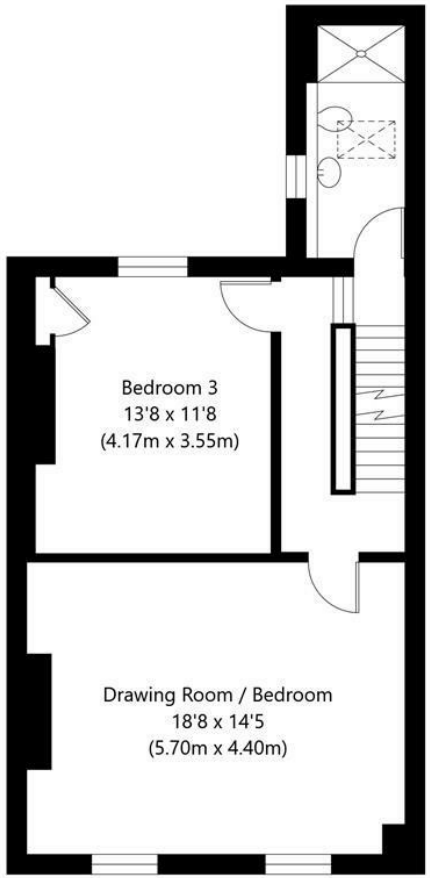
Freehold

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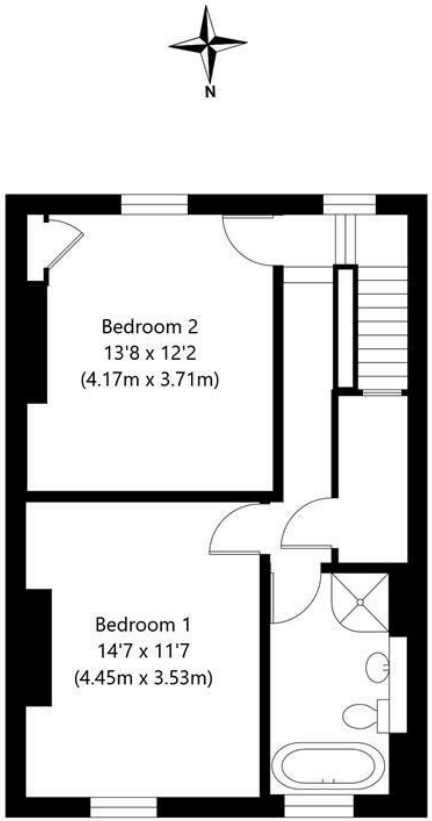
APPROXIMATE GROSS INTERNAL FLOOR AREA
1836 SQ FT / 170.58 SQ M - (Excluding Store)



Ground Floor



First Floor



Second Floor

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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