

84, Holgate Road, York, YO24 4AB

Price £860,000

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PRIME RESIDENTIAL









84 Holgate Road

Perfect blend of period character and modern convenience providing in excess of 2,000 square feet of versatile living space within walking distance of all amenities, the station and the racecourse.

This significant 4 bedroom townhouse is ideally placed close to the city centre and railway station, with delightful gardens, and a double garage with electric roller door.

Accommodation comprises:-

Entrance hall, sitting room, breakfast kitchen, family/garden room, utility room, primary bedroom with en suite shower room, 3 further double bedrooms, family bathroom, WC to each floor

Landscaped gardens to front and rear, double garage with electric roller door.

DESCRIPTION

Beautifully presented Victorian townhouse enjoying a prominent position within a fine terrace of equally impressive properties, each set back from the road behind sizeable manicured gardens. The property which benefits from double glazed sash windows, has been comprehensively updated and is ideal for those seeking a stylish city home with both gardens and generous garaging.

The house provides the perfect balance of old and new, with spacious elegant rooms retaining original features, complemented by stylish modern finishes. Ideal for families or downsizers who do not wish to compromise on space, there are 2 well-proportioned reception rooms, a contemporary kitchen/family room, practical utility room, 4 bedrooms and 2 bathrooms. Unusual for a property so close to the centre, the house benefits from a double garage and generous gardens. Ideal for entertaining and al-fresco dining, the beautifully landscaped gardens are low maintenance and are both dog and child friendly, offering security and privacy in equal measure.

Holgate Road is ideally placed for access to the city centre and railway station both of which are within walking distance.

- **Beautifully renovated Victorian townhouse with gardens and double garage**
- **Superb blend of period features and modern comforts including double glazing**
- **Stylish family kitchen with sociable dining area**
- **Elegant sitting room with feature fireplace and impressive bay window**
- **Generous family room with doors to the garden**
- **4 double bedrooms - 1 family bathroom, 1 ensuite shower room**
- **Practical utility room**
- **Stunning landscaped gardens to front and rear**
- **Within easy walking distance of the railway station and city centre**

Freehold





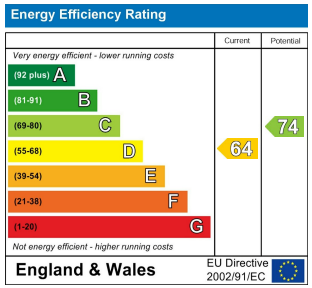




TOTAL FLOOR AREA : 2313sq.ft. (214.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

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