



## Holgate Road, , York, YO24 4EL

- NO ONWARD CHAIN
- HIGH QUALITY FINISH
- CLOSE PROXIMITY TO LOCAL AMENITIES
- BIKE STORE
- FIRST FLOOR APARTMENT
- MODERN LIVING THROUGHOUT
- ALLOCATED PARKING SPACE
- BIN STORE
- SOUGHT AFTER CITY CENTRE LOCATION

**£200,000**



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## DESCRIPTION

\*\*\* OFFERED WITH NO ONWARD CHAIN \*\*\*

Hunters presents this stylish two bedroom, first floor apartment, located just a stones throw away from the historic York City Walls. The area provides a wide range of local amenities and fantastic access out towards the A64. The apartment lies within a lovely development called The Walk, a very well maintained and newer development in York, within walking distance of the city centre and York station.

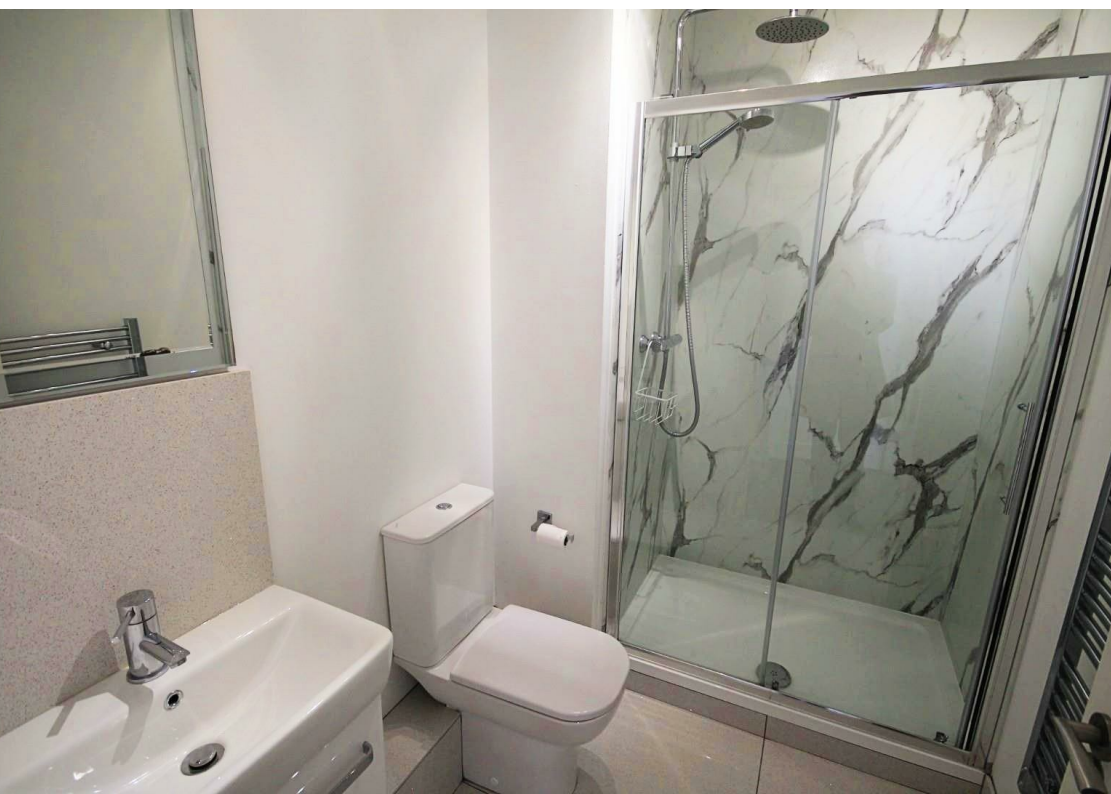
The enter the home in to a spacious hallway, heading straight forwards in to a large, open plan living room with Juliet balcony. The room is flooded with natural light and shares its space with a modern fitted kitchen with base and wall units, with integrated appliances including; dishwasher, fridge/freezer and a washer/dryer.

The apartment also benefit's from two bedrooms, one of which is a double, storage cupboards and a well finished, modern family, three-piece family showeroom.

The property come with one allocated parking space and has shared access to and bin and bike store, completing a truly lovely home in an idyllic location. The property lends itself perfectly to a first time buyer wanting to get on the ladder and wants something finished to a high standard throughout.

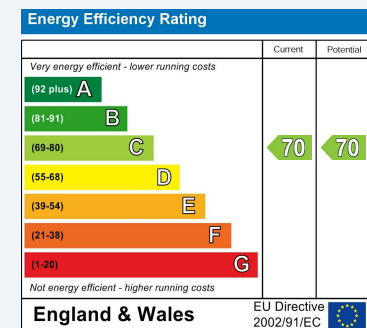






## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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