

46 Holgate Road, York YO24 4AB

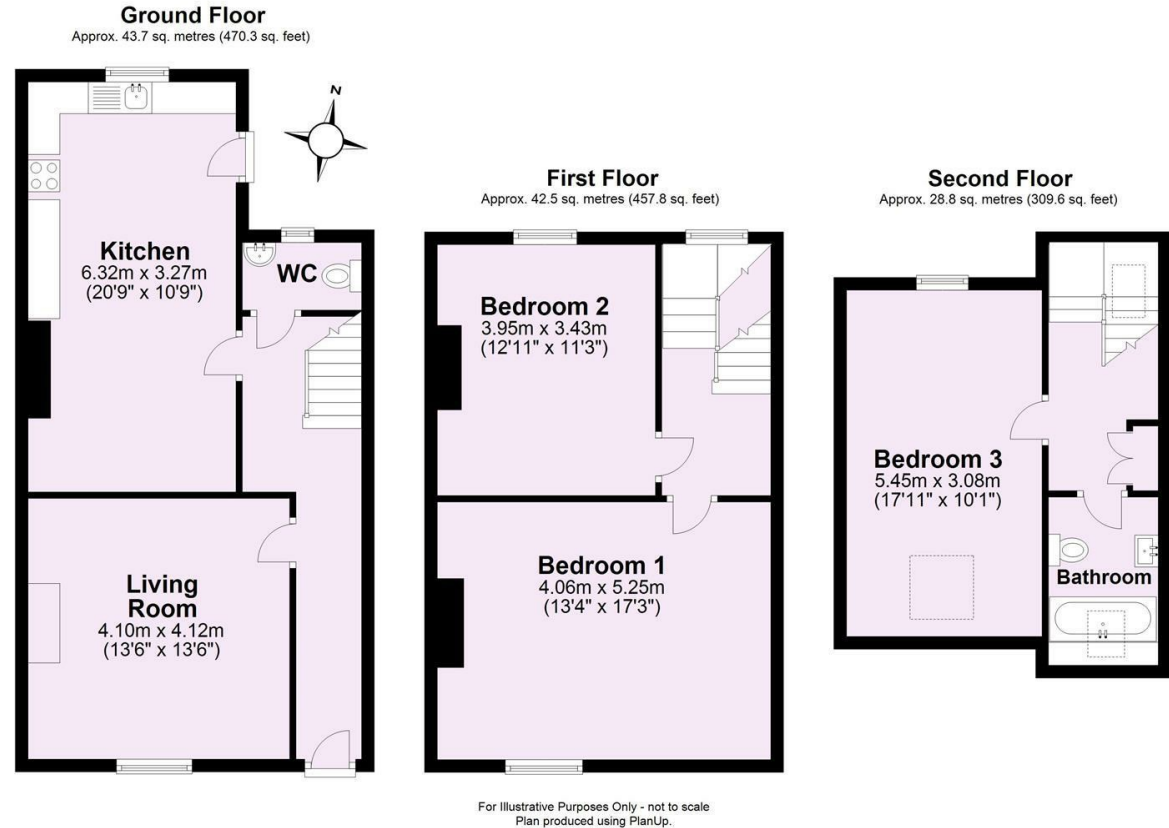
A superb opportunity to acquire a spacious MID-TERRACED PERIOD HOUSE situated in an enviable location CLOSE TO YORK CITY CENTRE. The property requires considerable updating and refurbishment yet offers EXCELLENT POTENTIAL to become a beautiful family home.

- Mid-Terraced Period House
- Excellent Potential
- Large Family Kitchen/Diner
- Ground Floor Cloakroom
- Two First Floor Double Bedrooms
- Second Floor Double Bedroom
- Second Floor Family Bathroom
- Front and Rear Gardens
- Easy Access to City Centre
- No Onward Chain

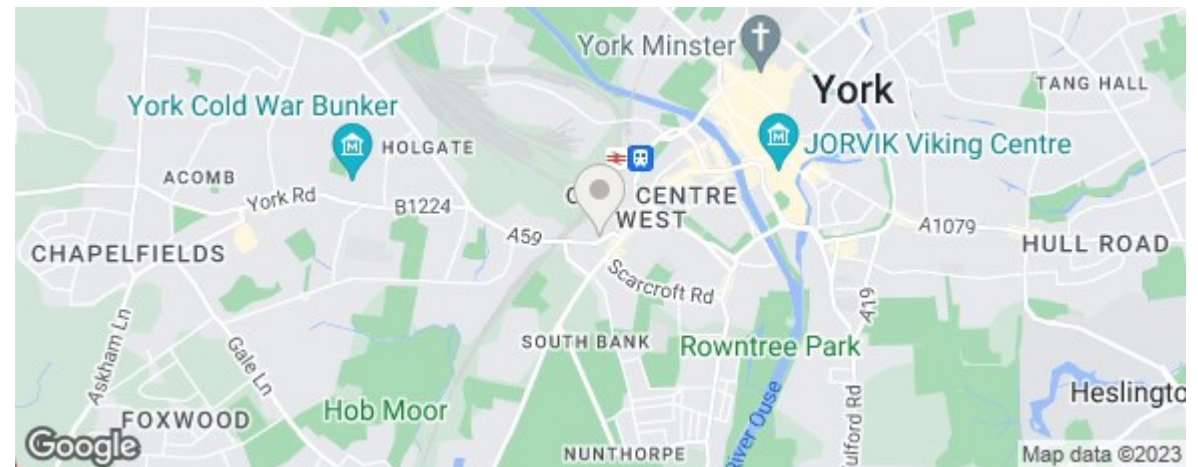
Guide Price £400,000


Tenure: Freehold

Council Tax Band: C







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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