



WISHART
ESTATE AGENTS

48 Holgate Road
York
YO24 4AB

£500,000

- Beautiful period property
- 3 double bedrooms
- Master en-suite
- Open plan dining/living area
- Kitchen with views of Mediterranean style garden
- Utility room
- Walking distance of York City & train station
- Off street parking



Behind the sage green front door, one reception room flows nicely into the other and though into a kitchen diner and utility. All glass, the rear aspect gives wonderful views onto a Mediterranean style garden. Three double bedrooms across two further floors, one with roll top bath and an en suite. There is also a shower room and a house bathroom. Exceptionally well presented by the current owners, this property will suit a range of buyers and the versatile third floor has been converted into an air B&B.

Set back from the road, the property has a fore courted frontage which has been paved to allow for off street parking. The front entrance door with decorative transom window opens into a

vestibule with a further, glazed door into the hall. The high ceilings, with corbels and coving, continue throughout the property and give a feeling of space. Beneath the staircase to the first floor, a cupboard offers a storage solution and there is also a ground floor shower room.

The dining room opens out through an arch into the primary reception room, in keeping with the hall, these rooms have been laid with pine flooring. A chimney breast in both rooms adds more character and the living room also benefits from a decorative cast iron fireplace with a timber surround. A picture window to the front aspect allows for plenty of natural daylight and an original cupboard sit within an alcove of the dining room. This generous space can

accommodate an array of reception and formal dining furniture.

The kitchen has been upgraded to incorporate a vaulted ceiling and Velux window and a floor to ceiling glazed rear wall with a door leading out onto the courtyard garden. White wall and base units and a stainless-steel sink are fitted with contrasting granite worktops and breakfast seating area. The units include display wall cupboards with opaque panels. Integral appliances include a Siemens electric oven and hob with extractor hood over and space is provided for an under-counter dishwasher and a fridge/freezer. Off the kitchen a small utility room offers plumbing for a washing machine

and tumble dryer. A sink sits beneath the window and the gas fired central heating boiler is also housed here.

From the hallway, a white spindled staircase with oak banister leads to a half landing.

Continuing up another half staircase, the landing, gives access to the first-floor accommodation and is also fitted with pine flooring.

Situated to the front of the property, as you would expect the Master bedroom is incredibly light and spacious. The original cast iron fireplace has been retained and a roll top bath with claw feet adds further charm along with

characteristic alcoves with shelving. Recently re-plastered and decorated this room which also has an en suite shower room certainly adds a touch of luxury.

Another room to the rear of the property which is a good-sized double with a large window overlooking the courtyard garden beyond. A tranquil room decorated a beautiful shade of sage green which is offset with white paintwork and natural wood flooring. The main focal point is an original cast iron fireplace within the chimney breast and a built-in cupboard provides storage.

Another staircase leads to the second-floor landing which offers a reading area, set up with

a chair, a bookcase and a wardrobe. A beam to the ceiling adds a cosy touch, and a hatch gives access to the loft area.

The third bedroom is also a generous double room with a dormer window to one end and a Velux to the other. Set up with a double bed, and additional furniture, including an easy chair and a small table and chairs. This versatile space has been a source of income to the current vendors who have run it as an Air B&B. Behind a screen, a fully functioning kitchen offers a free-standing cooker, a stainless-steel sink and under counter fridge and washing machine with oak worktops over.

Also accessed via the landing, the house







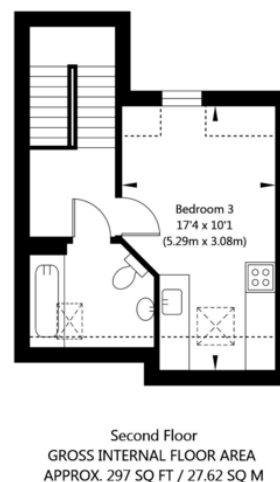
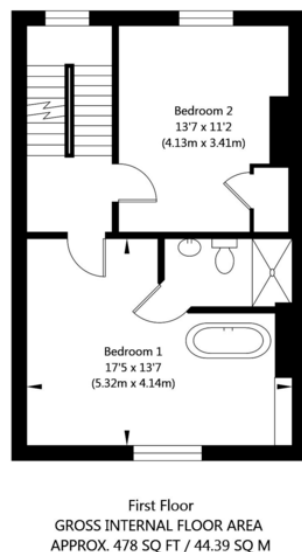
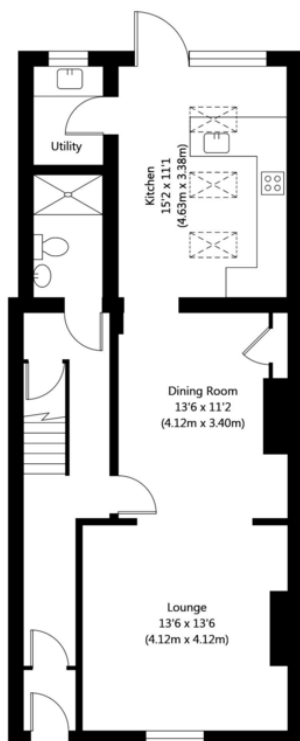
bathroom is fitted with a white, three piece suite comprising: a large bath with a shower over, WC and a hand basin. Mosaic tiling to the walls contrast with the dark floor tiling. A Velux window and a chrome heated towel rail.

Externally, the property benefits from a low maintenance, fore courted frontage with wrought iron railings, double gates and flowerbeds planted to add a splash of colour. To the rear of the property, the private courtyard garden certainly adds the wow factor to this property. The brick set patio is set up with a dining table and chairs, this is ideal for entertaining and on a sunny day you could be anywhere in the Mediterranean. This wonderful space has been well planned and strategically

planted to offer screening for privacy and a Silver Birch tree offers dappled shade. An oak rear wall has a pedestrian door, even the air raid shelter has been fitted with a new oak door and an array of mature shrubs and trees in huge planters add the finishing touch.

Holgate Road is a prestigious residential area, within walking distance of the historic City of York and the train station. The ability to be in London or Leeds via train, within reasonable walking distance of your door-step, is sure to appeal to many. Lined with beautiful period properties, it is located a stone's throw from Blossom Street and its many amenities, eateries and the Everyman Cinema. You will also find the highly regarded The Mount public

school and pre-school close-by, as well as the popular St. Paul's primary school and pre-school.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1522 SQ FT / 141.42 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2020

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

From Blossom Street head towards the A59. Just passed the Everyman Cinema, take a right towards the A59 onto Holgate Road. Number 48 can be located on your right hand side, shortly after Holgate Tyres, and can be easily identified by a Wishart Estate Agents For Sale flag.

[Click here to access 48 Holgate Road EPC](#)

OFFICE

Wishart Estate Agents
Wilton House
Station Road
Tadcaster
North Yorkshire

T: 01904 404558

E: info@wishartestateagents.co.uk

W: www.wishartestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

