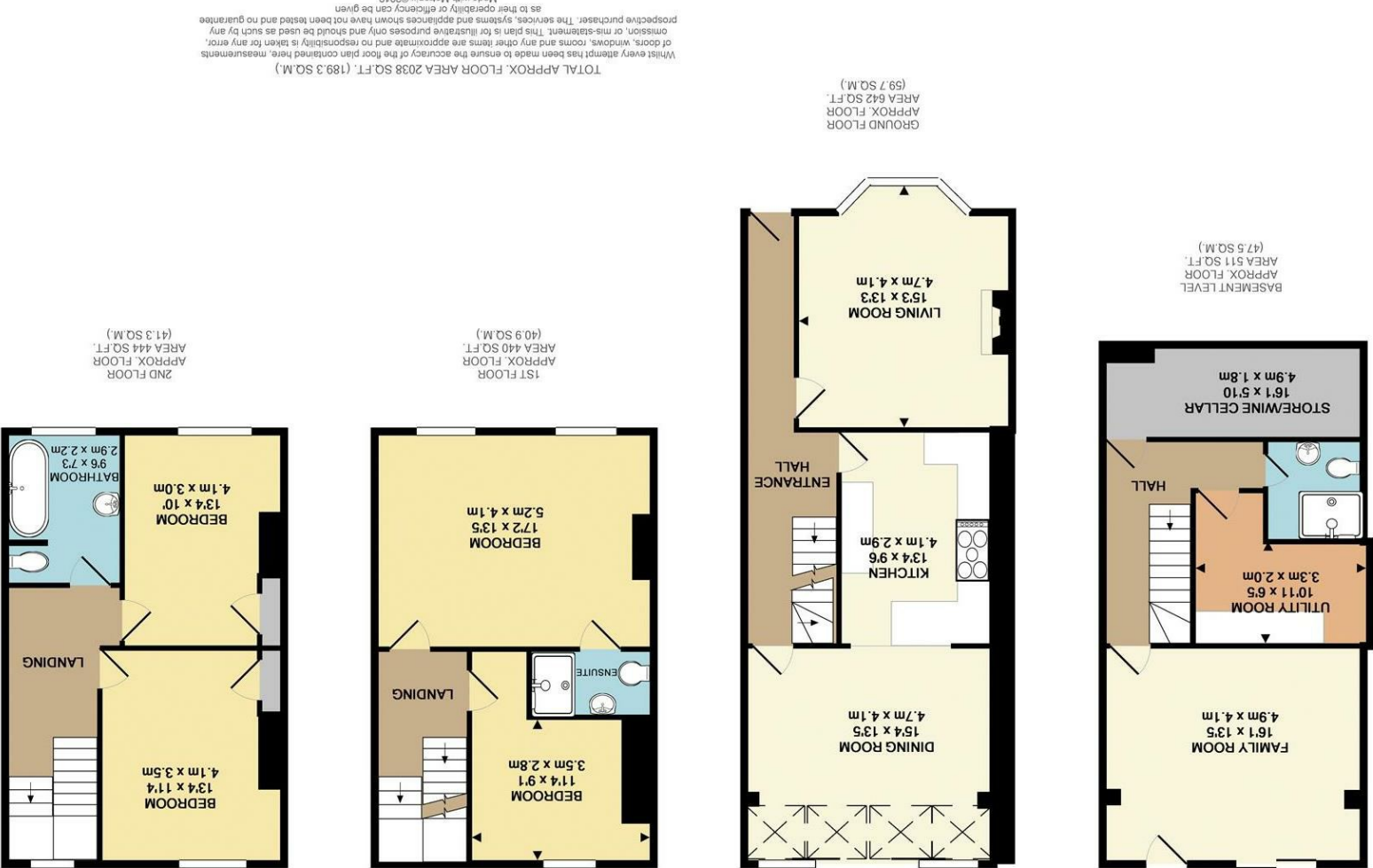


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

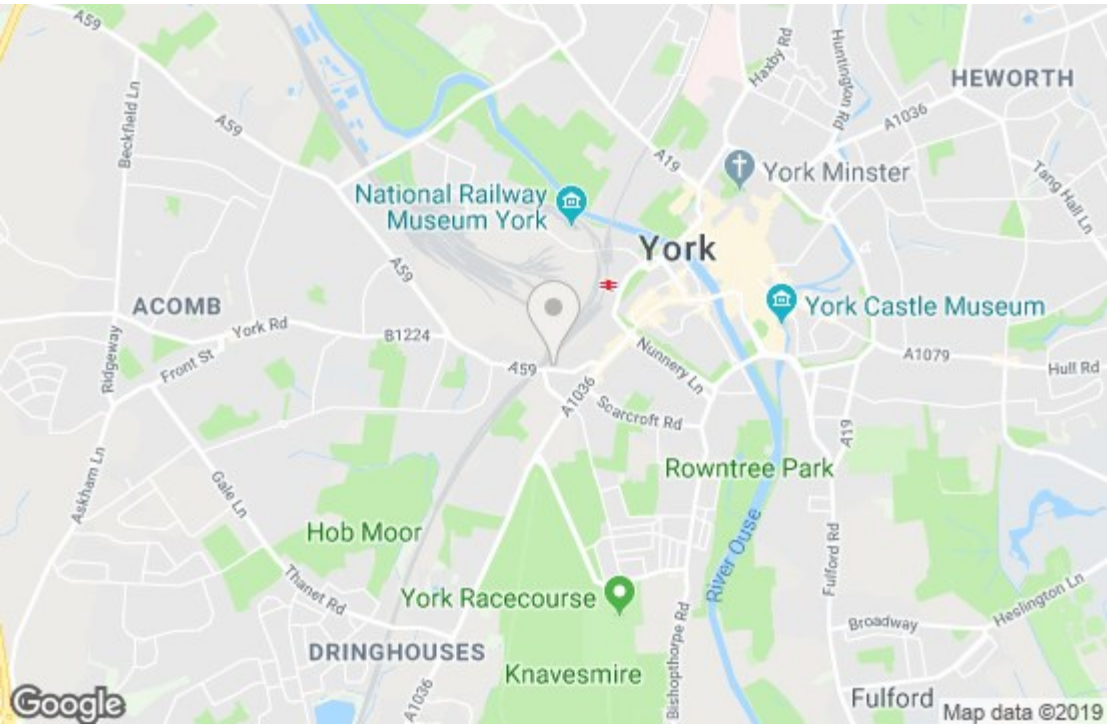
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
Current		65
Potential		77
Energy Efficiency Rating		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not environmentally friendly - higher CO ₂ emissions		
Current		56
Potential		70
Environmental Impact (CO ₂) Rating		



86 Holgate Road, York
£625,000



Ashtons



Description

This most substantial period town house lies to the west of York, just a short walk from the City centre and train station yet offers accommodation and features rarely found in such a location. Set over four floors and much improved in recent years, the property boasts several flexible reception rooms, modern fitted kitchen, utility room and store / wine cellar. There are four well proportioned bedrooms, house bathroom, en suite shower room and an additional shower room to the lower ground floor. Among the most striking of its features are landscaped gardens and a double garage. Sure to appeal to the most discerning of purchasers and offered for sale with no forward chain, early viewing is essential.