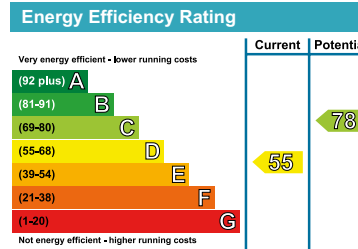
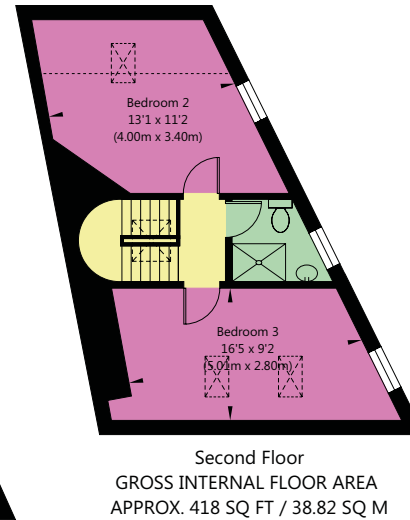
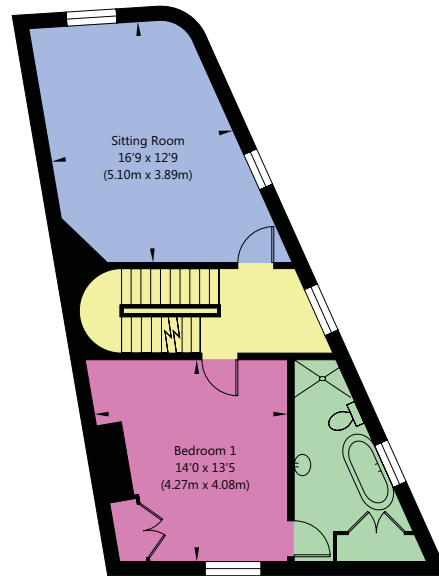




47 Holgate Road
York

Blenkin
& Co
CHARTERED SURVEYORS

47 Holgate Road, York, YO24 4AA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2125 SQ FT / 197.39 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2020



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs and particulars:** February 2020.

47 Holgate Road

York YO24 4AA

Captivating Victorian town house just a short stroll from York Railway station

Entrance and staircase hall • kitchen breakfast room • utility room • cloakroom/wc • 3 reception rooms • 3 bedrooms • 2 bathrooms

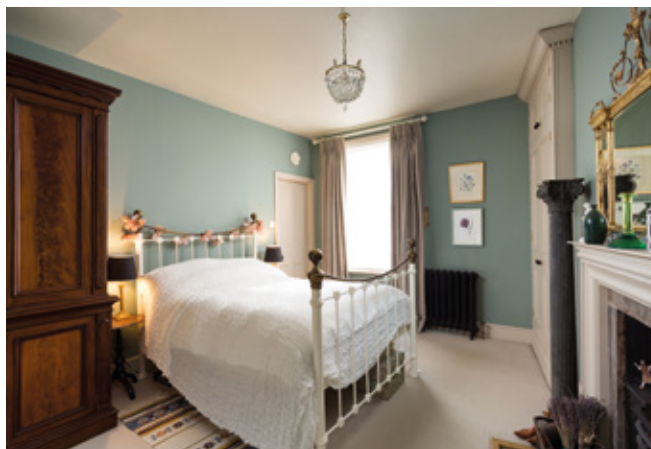
Inner courtyard garden

Freehold for sale

This splendid end of terrace town house faces directly on to St Catherine's Place at right angles to the bustle of Holgate Road. Dating from 1860 the character and charm of No. 47 have flourished under the tenure of the current owners who, in recent years, have creatively remodelled and renovated this fine Victorian property. No detail has been spared and all adjustments have been carried out with great consideration given to the age and provenance of the original building. Innovative touches abound, none more so than the formation of the sheltered inner courtyard garden which links multiple inside and outside spaces through its threefold access. No. 47 Holgate Road is a rare find.

- Town house of 2125 sq ft arranged over three floors with a courtyard garden
- Versatile living space; could easily be a four bedroom family house
- Period architectural features include: staircase with polished handrail, original cupboards, deep skirting, floorboards, Victorian quarry tiles; ornate bedroom fireplaces and moulded curved corner on the north east elevation
- High end fittings include: contemporary cast-iron radiators, full board split shutters; bespoke Conservation sash windows; oak floorboards, Sisal laid in the hall, landing and staircase; two reclaimed working fireplaces, recently lined; Velux windows with blackout blinds in the second floor bedrooms; contemporary bathrooms

- Bespoke, handmade kitchen with wood reclaimed from science laboratory worktops, Rangemaster cooker, Victorian corner cupboard, large kitchen island with electrics and plumbing for dishwasher and one-and-a-half ceramic Butler sink from Villeroy & Boch, quarry tile flooring and ample space for dining
- Separate but adjoining utility area complements the kitchen, has a Neptune Larder Cupboard, single ceramic Butler sink and bespoke stacked cupboard holding the washing machine and dryer
- Magnificent family room with raised pitched roof, oak flooring, smokeless multi-fuel stove, Velux windows and bi-fold doors fully opening to inner courtyard
- Paved inner courtyard creating delightful outside space with plentiful natural light - accessed from the kitchen, utility and family room
- First floor sitting room with original stripped floorboards, superb working fire, custom moulded cornicing, fitted book shelves bought from the French House and originating from Ampleforth College, and a fine outlook along a Victorian streetscape
- En suite bathroom with underflooring heating, heated towel rail and mirror, bath with hand-made curved panelling and a deep, bespoke wardrobe
- Contemporary family wet room with heated mirror
- This house is full of natural light, aided by three new Conservation Velux windows and a central lightwell on the top floor landing.
- Ample storage throughout includes deep, lit storage in the eaves behind sliding doors



Environs

York Railway station 0.4 miles, Leeds 23 miles.
(Distances approximate)

The property enjoys an ideal central city location within close proximity of a range of local shops and amenities including the Everyman Cinema, only a short stroll from Micklegate Bar and the city walls, and a five minute walk from the mainline railway station. York Railway station provides a regular service to London Kings Cross in less than two hours. Holgate Road itself is well situated for rapid vehicular access to the A64 and beyond to Leeds.

General

Services: All mains services. Gas fired central heating

Fixtures & fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority: City of York Council 01904 551550

Directions: heading on to Holgate Road/A59 from York city centre/A1036, No. 47 can be found some 100 yards down on the right hand side, on the junction with St Catherine's Place.





01904 671672
blenkinandco.com

29 High Petergate
York, YO1 7HP
edward.hartshorne@blenkinandco.com

