



THE OLD COACH HOUSE, 25 HOLGATE ROAD, YORK
Offers Over £800,000

Carter Jonas

THE OLD COACH HOUSE, YO24 4AA

The Old Coach House is a stylish detached home of exceptional quality situated in a popular part of the city and offers a pretty garden and a number of off-street parking spaces. Ideally located just a short walk from the railway station and the city centre, 25 Holgate Road offers a significant amount of very smart living space together with a delightful landscaped garden.

The property offers accommodation of exceptional quality which includes two spacious versatile reception rooms each with bifold doors leading to the impressive landscaped garden, there is an open plan kitchen/dining room which benefits from three well positioned Velux windows allowing a wealth of natural light to flood into the house. On the first floor there are three double bedrooms and one single room; the principal and 2nd bedroom benefitting from ensuite shower rooms which is in addition to stylish house bathroom. The loft is accessed via a drop-down ladder and has been boarded out for storage but has the potential for a loft conversion (subject to necessary planning permissions)

Externally to the rear there is an exceptionally private walled garden which is rare considering its central position. The garden consists of a timber deck accessed via both reception rooms which is an ideal space for al fresco dining. Stairs lead up to a pretty laid to lawn area with raised beds. Planning permission to create a car port with annexed room above has also been passed (contact for further details). Parking is provided for ample cars on the gravelled drive to the front of the house.

York is an attractive Cathedral city voted Best Place to live by the Sunday Times in 2018 and regularly tops similar polls. This Roman walled city benefits from excellent connectivity standing as it does almost equidistant between North and South. The road and rail network make it a popular location for business and residential property alike with both London and Edinburgh served by an average of 40 trains daily and travel times between 1 hour 50 minutes to London King's Cross and just over 2 hours to Edinburgh. Whilst embracing its history the city benefits from a thriving cafe culture with an array of artisan and well-known bars and restaurants, excellent shopping and diverse culture with several theatres, an impressive art gallery and a world class racecourse together with excellent schooling/educational facilities including a Russell Group University and world-renowned science park.

TENURE Freehold

EPC BAND C

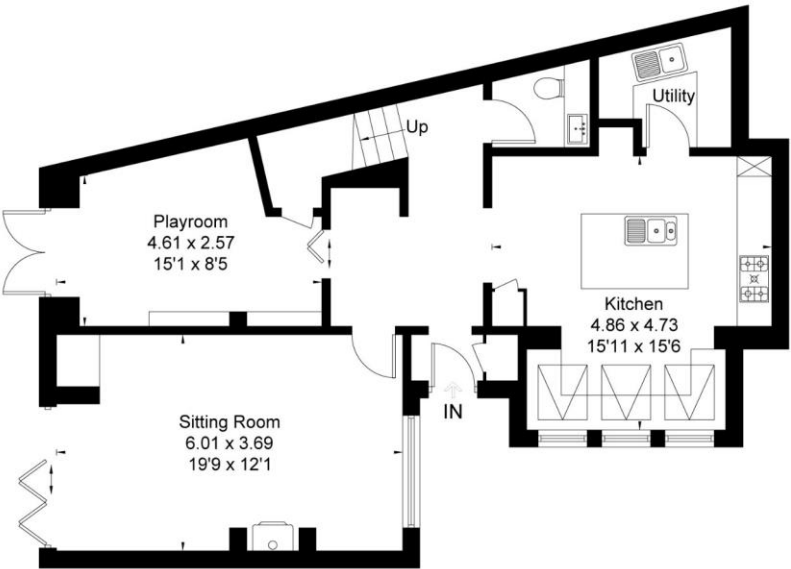
A STYLISH CONTEMPORARY DETACHED HOME OF EXCEPTIONAL QUALITY SITUATED IN A POPULAR PART OF THE CITY AND OFFERS A PRETTY GARDEN AND A NUMBER OF OFF-STREET PARKING SPACES.



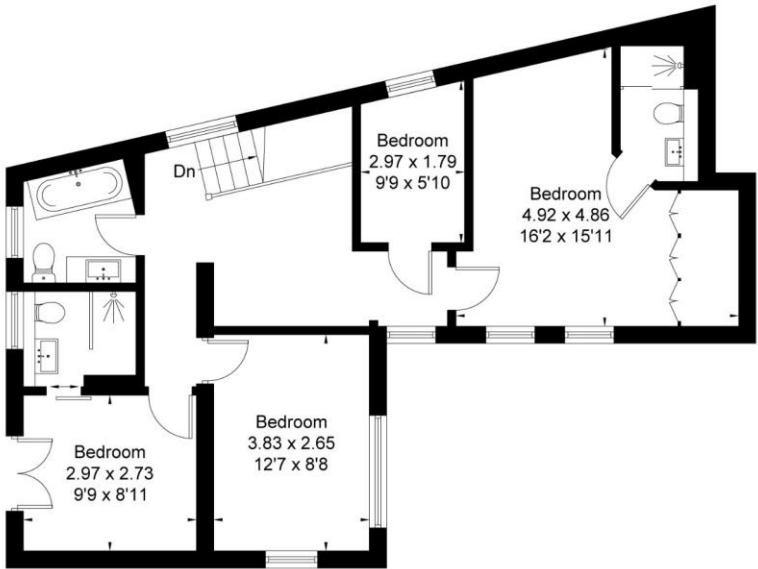




Approximate Area = 148.8 sq m / 1602 sq ft

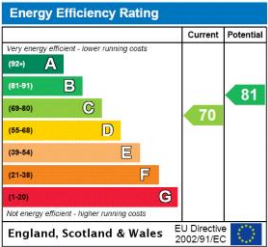


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Classification L2 - Business Data