



HOLLY LODGE, FULFORD ROAD
£850,000

Carter Jonas

HOLLY LODGE, FULFORD ROAD, YORK, YO10 4DD

A GRAND VICTORIAN RESIDENCE IN THE HEART OF FULFORD—FULL OF HISTORY, CHARM, AND EXCEPTIONAL POTENTIAL.

Holly Lodge is a striking Grade II Listed Victorian residence offering over 3,000 sq ft of beautifully proportioned accommodation in the heart of Fulford - one of York's most sought-after residential areas.

Dating back to the 1830s and with just a handful of owners in nearly 200 years, this charming period home blends historic character with exciting potential. Currently a seven-bedroom guest house, the layout offers flexibility for those wishing to continue a hospitality business or transform the space into a magnificent family home (subject to the necessary consents).

The property sits on a generous corner plot with a south-east facing walled garden with ample off-street parking and a double garage, a rare find in such a desirable location. Original features and a sense of heritage flow throughout, creating a warm and inviting atmosphere.

Fulford offers an excellent mix of amenities, from local cafés and shops to highly regarded schools, easy access to the A64 and York station, with trains reaching London King's Cross in under two hours.

Holly Lodge is a unique and exciting lifestyle opportunity - early viewing is highly recommended.



Material	Information:
Heating - gas central	heating
Drainage - public	sewer
Water - mains	mains
Broadband - fibre	fibre
Parking - off road parking and double garage	garage
EV charging - no	

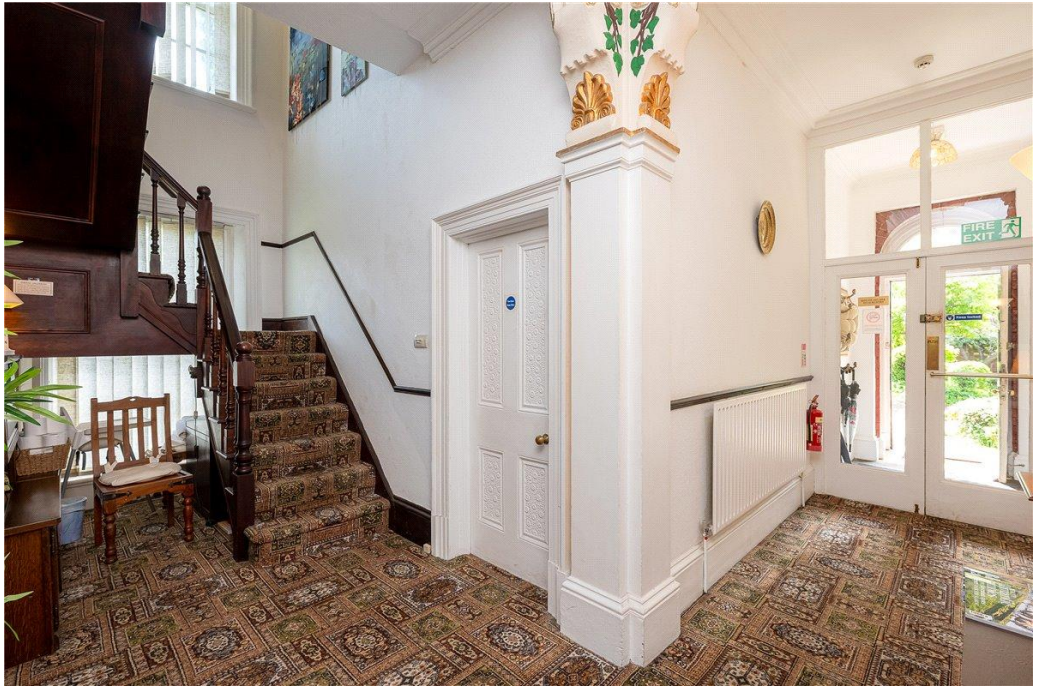
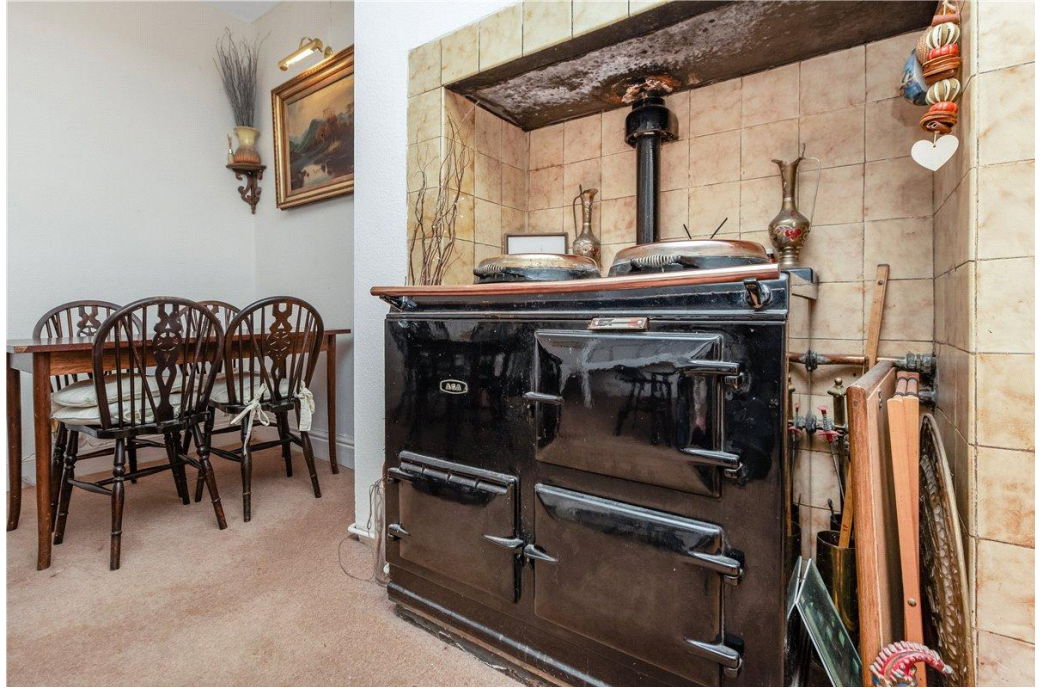
TENURE Freehold

LOCAL AUTHORITY City of York

EPC BAND To be confirmed







Holly Lodge

Approximate Gross Internal Area = 281.1 sq m / 3036 sq ft

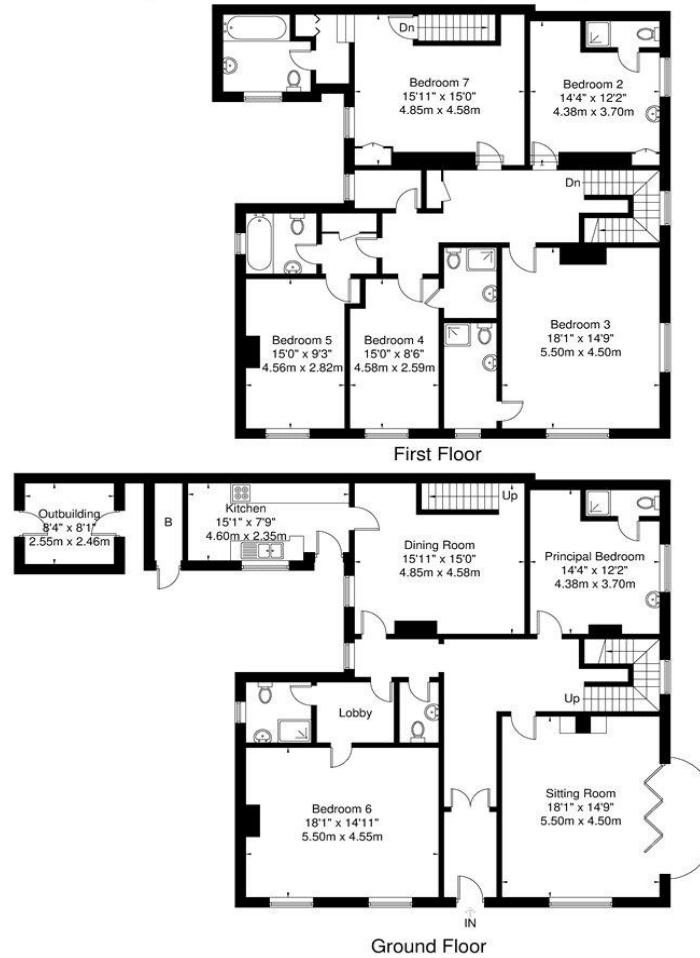


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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