



**66 HOBGATE, YORK, YO24 4HW**  
**£725,000**

**Carter Jonas**

## 66 HOBGATE, YORK

Hobgate is a wonderfully leafy and peaceful enclave within the Holgate area of York, a short distance from the city walls and close to the open green spaces of Hob Moor and The Knavesmire. The properties here date from the 1930s, a unique collection of fine family homes constructed to a high standard by a celebrated York builder of the time.

Number 66 was originally designed as a solid brick, 3-bedroom detached house with rosemary tiles, characterised by high levels of natural light and traditionally proportioned rooms. Over the years, the property has been significantly extended to the eastern aspect, providing 2 further bedrooms and a 2<sup>nd</sup> bathroom, and creating a larger kitchen-dining area. The works were carefully planned, mirroring the style and to a standard consummate with the original building, and engaging with an eco-architect who designed the beautiful timber framed bay-windows to the rear ground and first floors. Full height, they afford fabulous views over the garden. Other improvements over the years include cavity wall insulation throughout, full electrical rewiring in 2007, solar panels in 2012, a solid fuel stove in 2016 and a new boiler in 2022.

The accommodation extends to just over 2000 square feet, the principal rooms orienting south and enjoying garden views. Leading from a bright and spacious entrance hallway is a free-flowing kitchen-dining room, opening out onto a rear decking area, and a dining room with oak panel partition doors to a living room. Upstairs, 5 double bedrooms sit around an airy landing, served by 2 bathrooms.

South-facing, the 100ft mature rear garden is abundantly stocked with a variety of trees, shrubs and colourful blooms; a naturally green border providing privacy and security, being enclosed on all sides with a side gate for access. A beautiful acer tree stands proudly in the centre of the spacious lawn, and several cleverly positioned seating areas allow for sun and shade throughout the day.

There is a driveway for off-street parking, fronting an integral garage.

Hobgate is situated within the Holgate area of York city centre, just over 1 mile from the city walls and mainline station. There are excellent state and independent schools within walking and safe cycling distance for both primary and secondary education. There are regular bus services on the doorstep, with the outer ring road and A59 within close proximity for travel further afield.

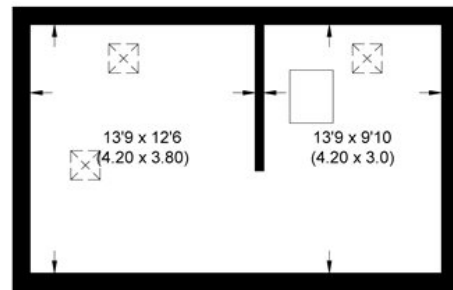
**TENURE** Freehold **EPC BAND** C

## A 5 BEDROOM DETACHED HOUSE WITH A GENEROUS MATURE GARDEN, SITUATED IN A PEACEFUL CORNER OF HOLGATE.

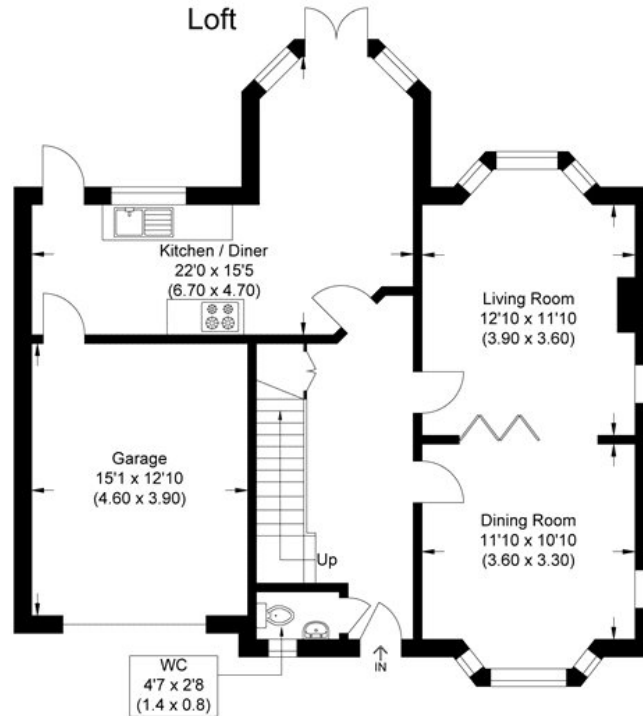






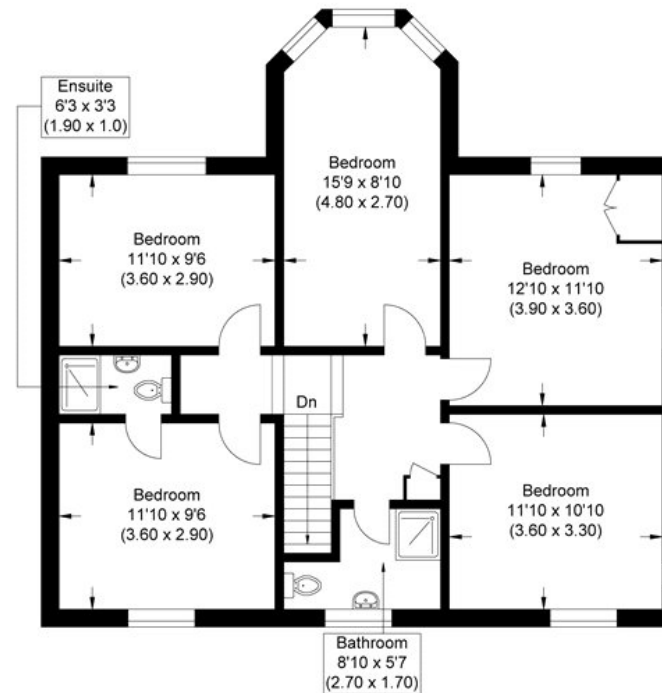


Loft



Ground Floor

Approximate Gross Internal Area  
 144.37 sq m / 1553.98 sq ft (Excludes Garage & Loft)  
 Garage Area: 16.79 sq m / 180.73 sq ft  
 Loft Area: 29.19 sq m / 314.20 sq ft  
 Total Area: 190.35 sq m / 2048.91 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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