



**HOLLY LODGE, FULFORD ROAD**  
£900,000

**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

Broadband - fibre

Parking - off road parking and double garage

EV charging - no

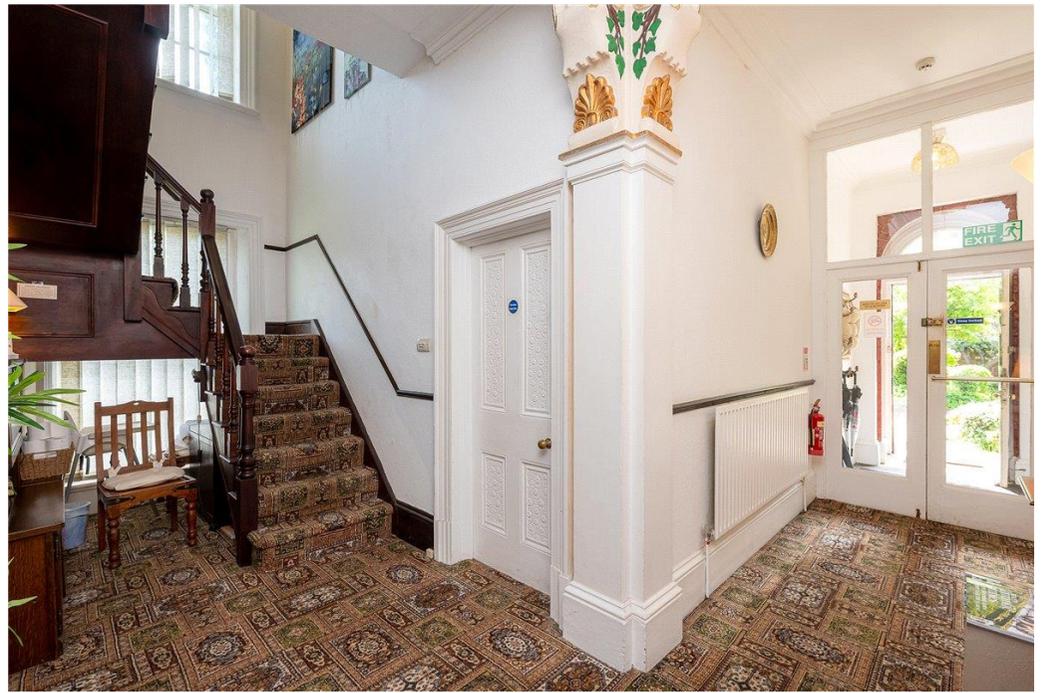
**TENURE** Freehold

**LOCAL AUTHORITY** City of York

**EPC BAND** To be confirmed







## Holly Lodge

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

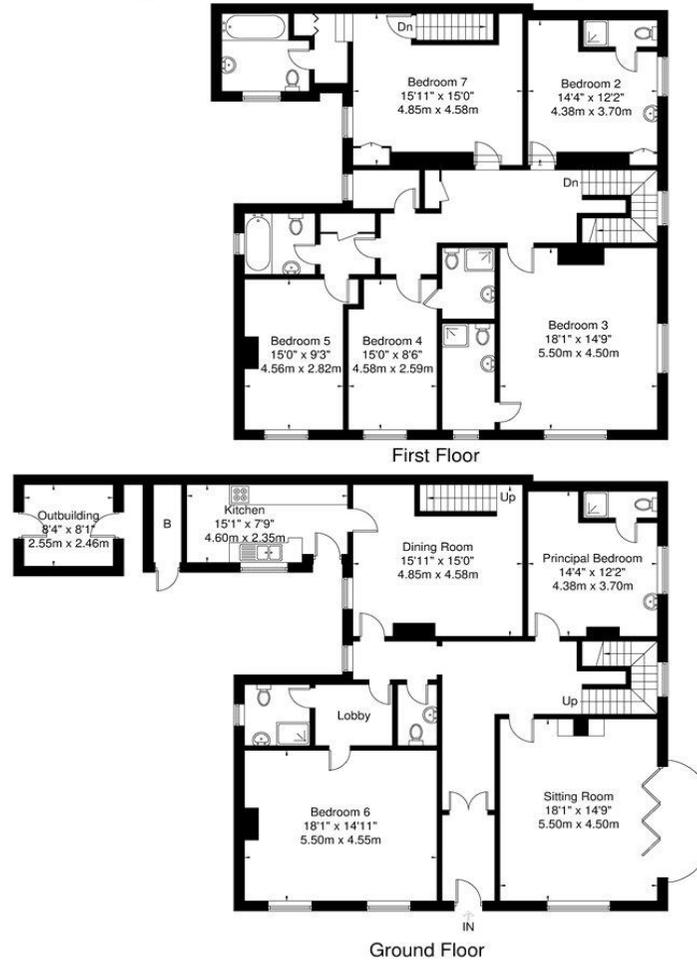


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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