

Great opportunity to purchase a beautifully furnished 1 bedroom duplex apartment situated in this highly sought after location. Currently operating as a successful holiday let. Just around the corner from the famous Bishy Road where you can find fabulous independent shops, restaurants, pubs and coffee houses, it is also an easy walk to the train station and city centre. There is also a shop below which has a tenancy to a thriving local business with a fabulous reputation. The building including shop and apartment underwent major refurbishment within the last two years and both are provided in exceptional order providing a significant joint income. The lock up shop has a kitchen area, store and w.c. The apartment has it's own private entrance and consists of hallway, lounge, large dining kitchen, double bedroom and shower room/w.c.















FLOOR PLAN LOCATION The York Dungeon York Castle Museum CITY CENTRE WEST Tower St Ground Floor 124 sq.ft. (11.5 sq.m.) approx. 1st Floor 410 sq.ft. (38.1 sq.m.) approx. 2nd Floor 223 sq.ft. (20.7 sq.m.) approx C/ementhorpe Scarcroft Rd Living Room 14'2" x 10'6" 4.32m x 3.21m Vine St Scarcroft Millfield Rd Allotments Thorpe St Scott St Entrance Hall 53 Eaves Storage Millthorpe School Rowntree Park Hartoft St Famdale St. Alma Terra Map data ©2024 **Energy Efficiency Rating** TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx. Potential Whist every attempt has been made be ensure the accuracy of the Booplan contained here, measurement of doors, windows, comma and any other items are approximate and no responsibility is taken for any error, omission or mis-stement. This pain is for illustratine purpose only and should be used as such by any prospective purchaser. The tems are approximate and no responsibility to take the pro-ast to their openability or efficiency can be given. Very energy efficient - lower running costs **EPC** (92 plus) A (69-80) (55-68) (39-54) 21 (21-38) G Not energy efficient - higher running costs **EU Directive England & Wales** 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.