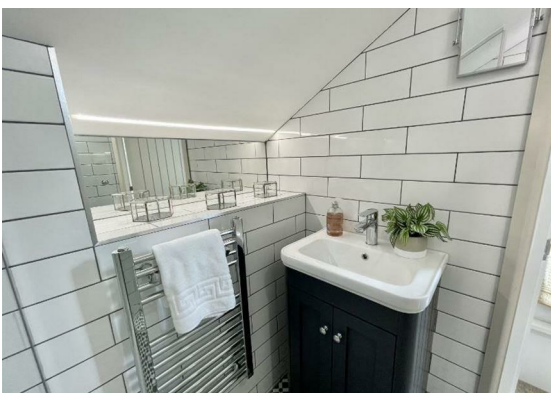




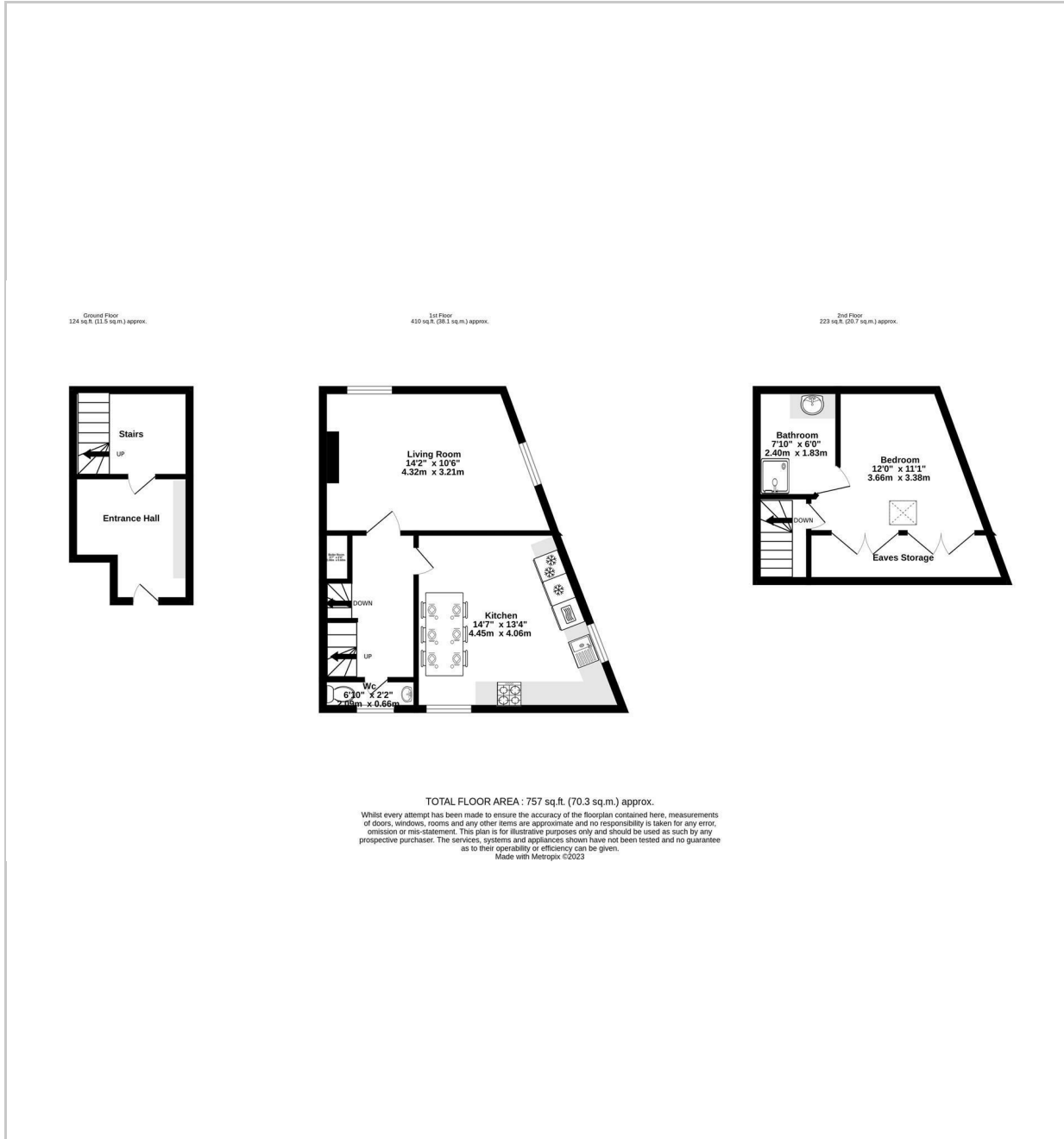
113 Nunnery Lane
York, YO23 1AH
Guide Price £395,000

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



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F		21	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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