



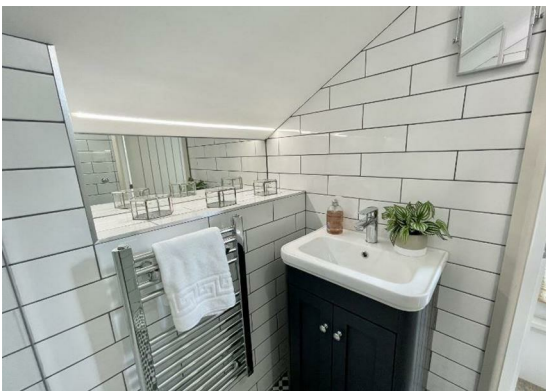
113 Nunnery Lane

York, YO23 1AH

Guide Price £385,000

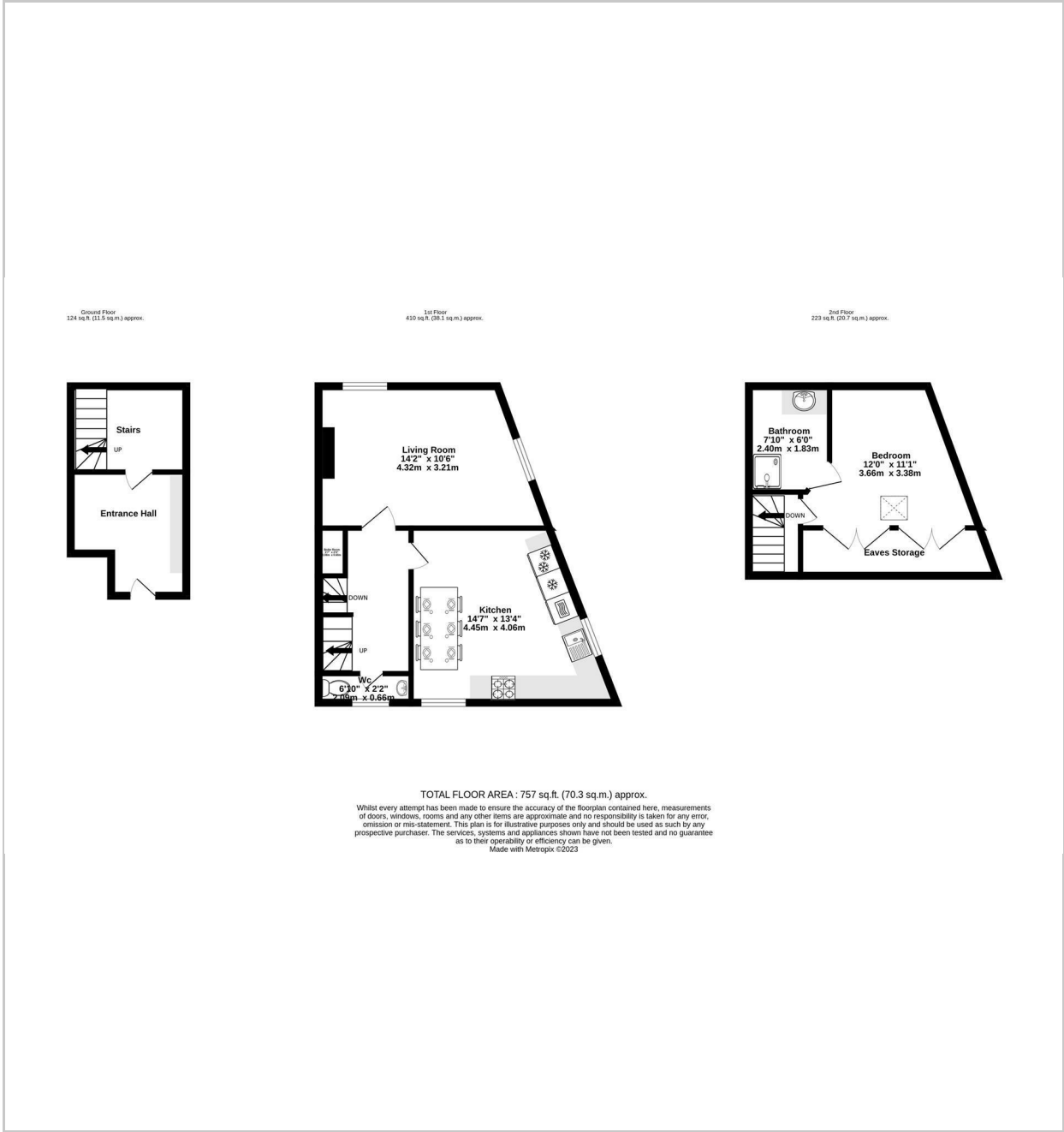


Great opportunity to purchase this corner freehold property consisting of a ground floor lock up shop unit and a beautifully furnished 1 bedroom duplex apartment. Just around the corner from the famous Bishy Road shopping parade where you can find fabulous independent shops, restaurants, pubs and coffee houses, it is also an easy walk to the train station and into city centre. The shop has a tenancy to a thriving local business with a fabulous reputation and is let on a five year lease. The apartment underwent major refurbishment within the last few years and both are provided in exceptional order providing a joint income in the region of £32,000 per annum. The lock up has a reception area along with a kitchen area, store and w.c. The apartment has it's own private entrance and provides spacious fully furnished accommodation consisting of hallway, lounge, large dining kitchen , double bedroom and shower room/w.c. An internal viewing is highly recommended.

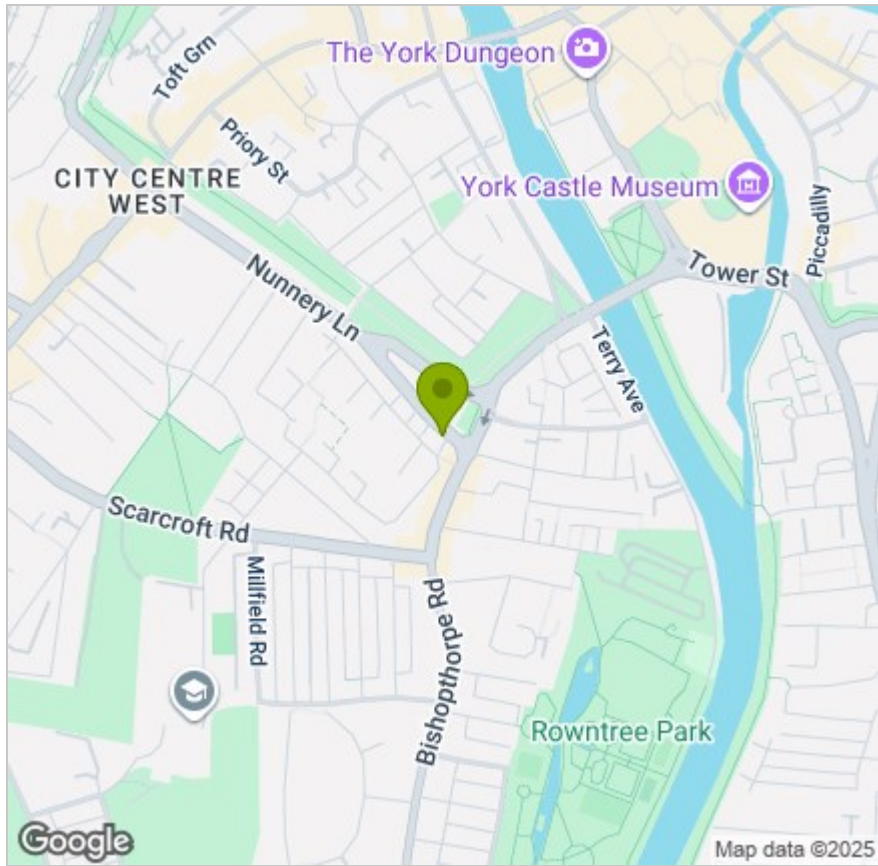




FLOOR PLAN



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	

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.