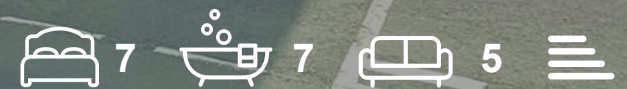




Apartments at 99 Nunnery Lane

York, YO23 1EQ

Guide Price £900,000



A RARE OPPOTUNITY TO PURCHASE THE FREEHOLD OF THIS LARGE CORNER PERIOD PROPERTY WITH FIVE SELF CONTAINED APARTMENTS. CENTRAL LOCATION JUST OUTSIDE THE CITY WALLS, WITHIN 5 MINUTES WALK OF THE CITY CENTRE AND RAILWAY STATION AND CLOSE TO THE POPULAR 'BISHY ROAD' SHOPPING PARADE. An ideal investment purchase, the property currently has 4 apartments on short hold tenancies and 1 holiday let all bringing in an annual income of £60,000 per annum (potential larger income with all as holiday lets). There are 2 x two bedroom apartments both with en-suites to each bedroom and 3 x 1 bedroom apartments including two with private courtyards. Each apartment has a living/dining area along with a fully fitted kitchen. There are bike stores to the rear and a large cellar with the holiday let apartment.

#### **Flat 1, Second Floor**

Living Kitchen, Two Bedrooms both with en-suites



#### **Flat 2, First & Second Floor**

First Floor Living Kitchen, Bedroom, Shower Room, Second Floor Bedroom and Bathroom



#### **Flat 3, First Floor**

Lounge, Kitchen, Bedroom and Shower Room

#### **Flat 4, Ground Floor**

Living Kitchen, Bedroom, Shower Room

#### **Holiday Let Flat 5, Ground Floor**

Living Room, Kitchen, Bedroom, Shower Room





# FLOOR PLAN

**Flat 1, Second Floor**  
 Bedroom  
 Living Kitchen  
 Bedroom  
 Shower Room

**Flat 2, First & Second Floor**  
 Bedroom  
 Living Kitchen

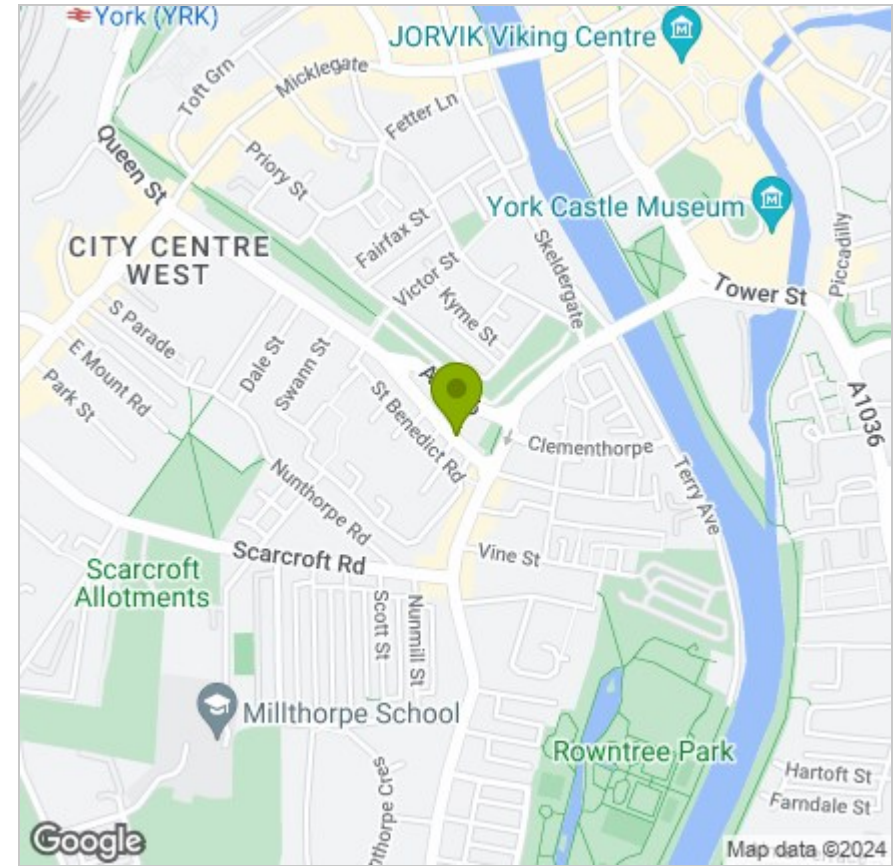
**Flat 3, First Floor**  
 Bedroom  
 Lounge  
 Kitchen

**Flat 4, Ground Floor**  
 Bedroom  
 Living Kitchen

**Flat 5 (Holiday Let) Ground Floor**  
 Bedroom  
 Living Room  
 Kitchen

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
<b>England &amp; Wales</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.