



Apartments at 99 Nunnery Lane
York, YO23 1EQ
Guide Price £850,000

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

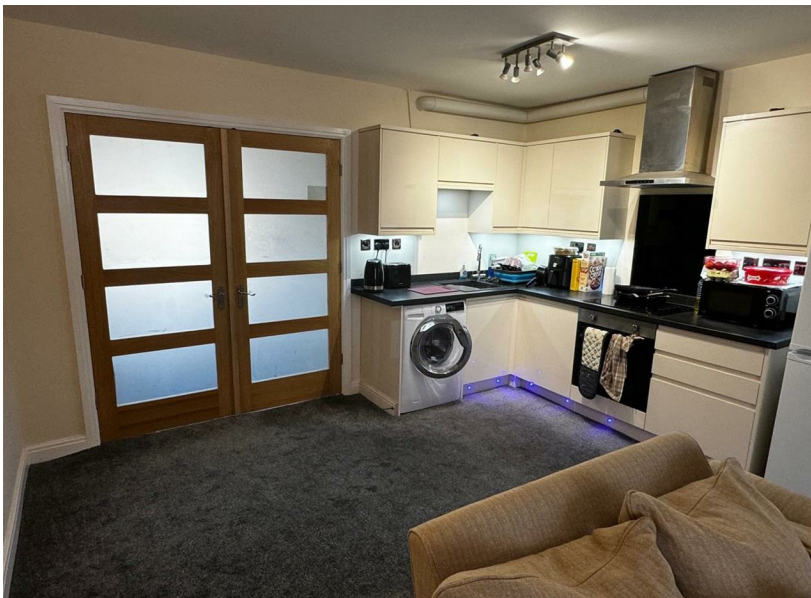
Flat 4, Ground Floor

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, Bedroom

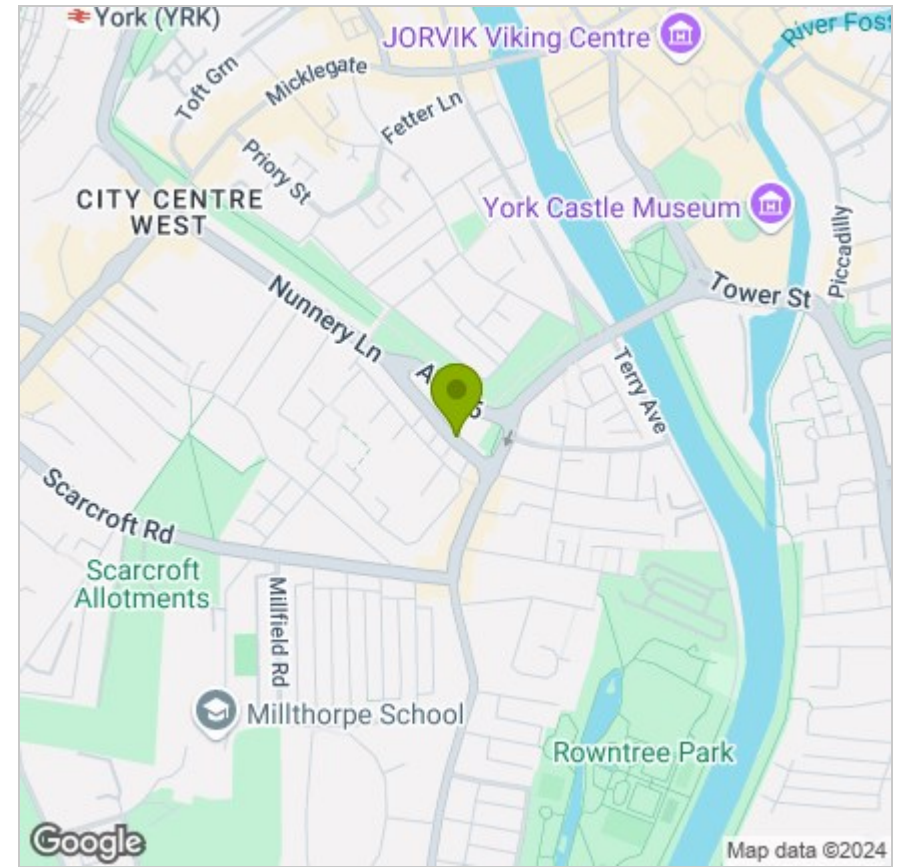
Flat 3, First Floor
 Bedroom, Lounge, Kitchen

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

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