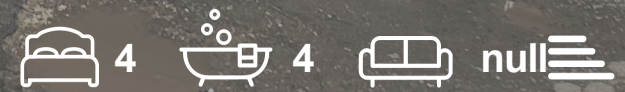




129 Layerthorpe

York, YO31 7XU

Guide Price £450,000





**INVESTMENT - 4 SEPARATE UNITS-  
SUPERB LOCATION-** Churchills Estate Agents are delighted to offer for sale this fabulous opportunity to purchase this freehold building incorporating 4 self contained 1 bed flats. Located in Layerthorpe moments away from the historic York city walls and many amenities. This property will appeal to a vast array of buyers. Each unit is currently on a short hold tenancy which also has the potential for holiday lets or serviced accommodation. To the outside the property has parking for at least 3 vehicles, a 24ft integral garage. To the rear is a paved courtyard accessed via a side alleyway. Further information in relation to the rental return can be provided by the Agents. Viewings are strictly by appointment only.

**Communal Entrance Hallway**

**Flat 1**

'L' shaped Living/Dining Room, Kitchen, Bedroom, Rear Hall, Bathroom

**First Floor Landing**

**Flat 2**

Entrance Hall, Living/Kitchen, Bedroom, Shower room

**Flat 3**

Entrance Hall, Lounge, Kitchen. Bedroom, Shower Room

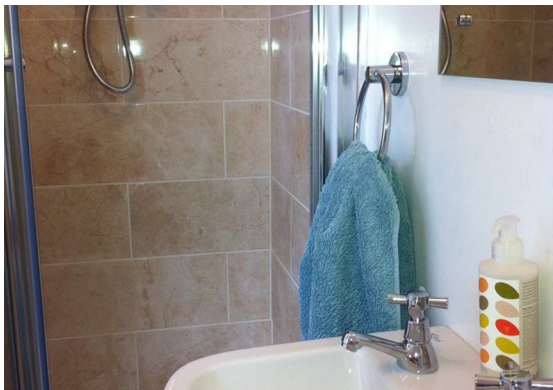
**Second Floor Landing**

**Flat 4**

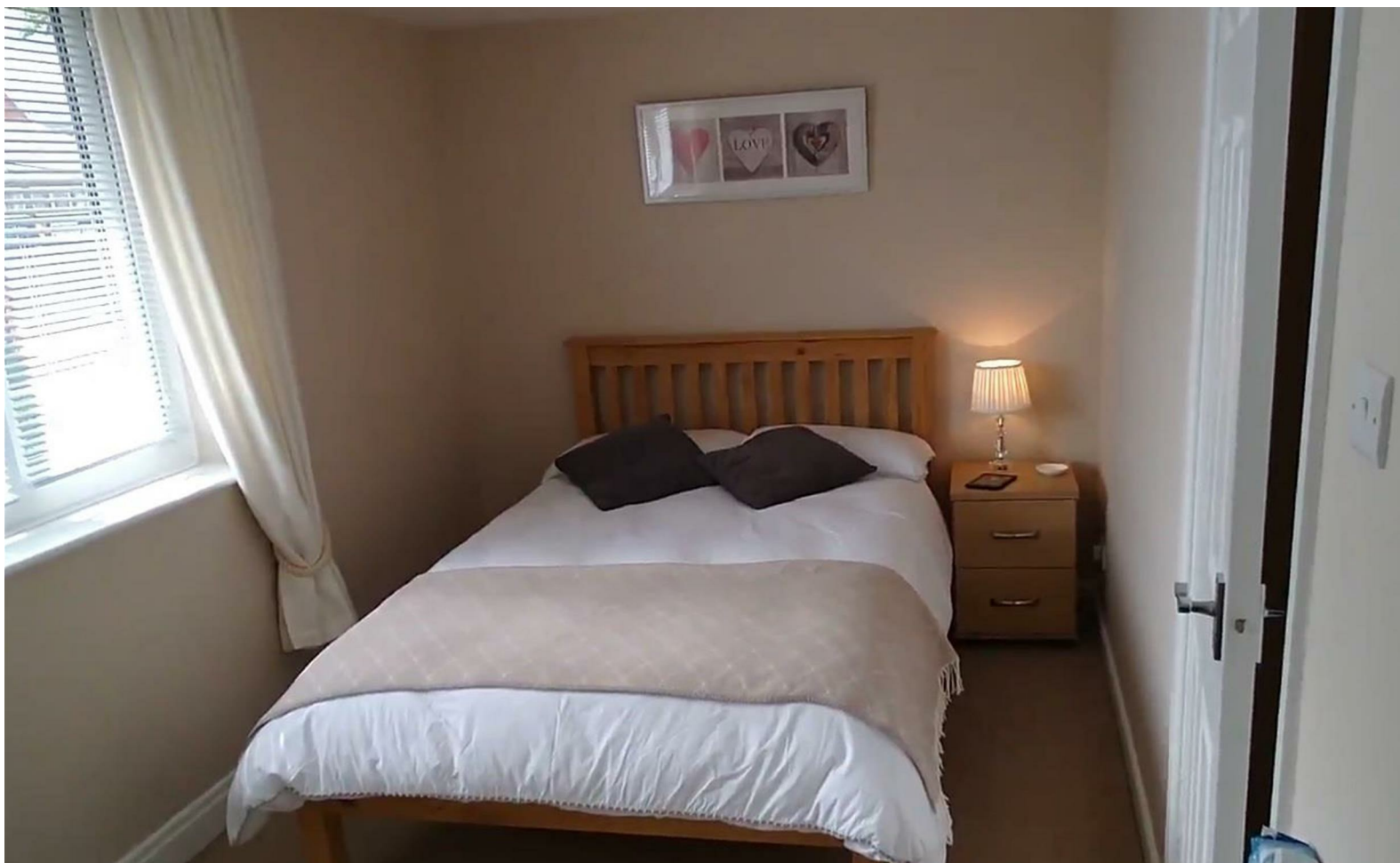
Entrance Hall, Living/Kitchen, Bedroom, Shower Room

**Outside**

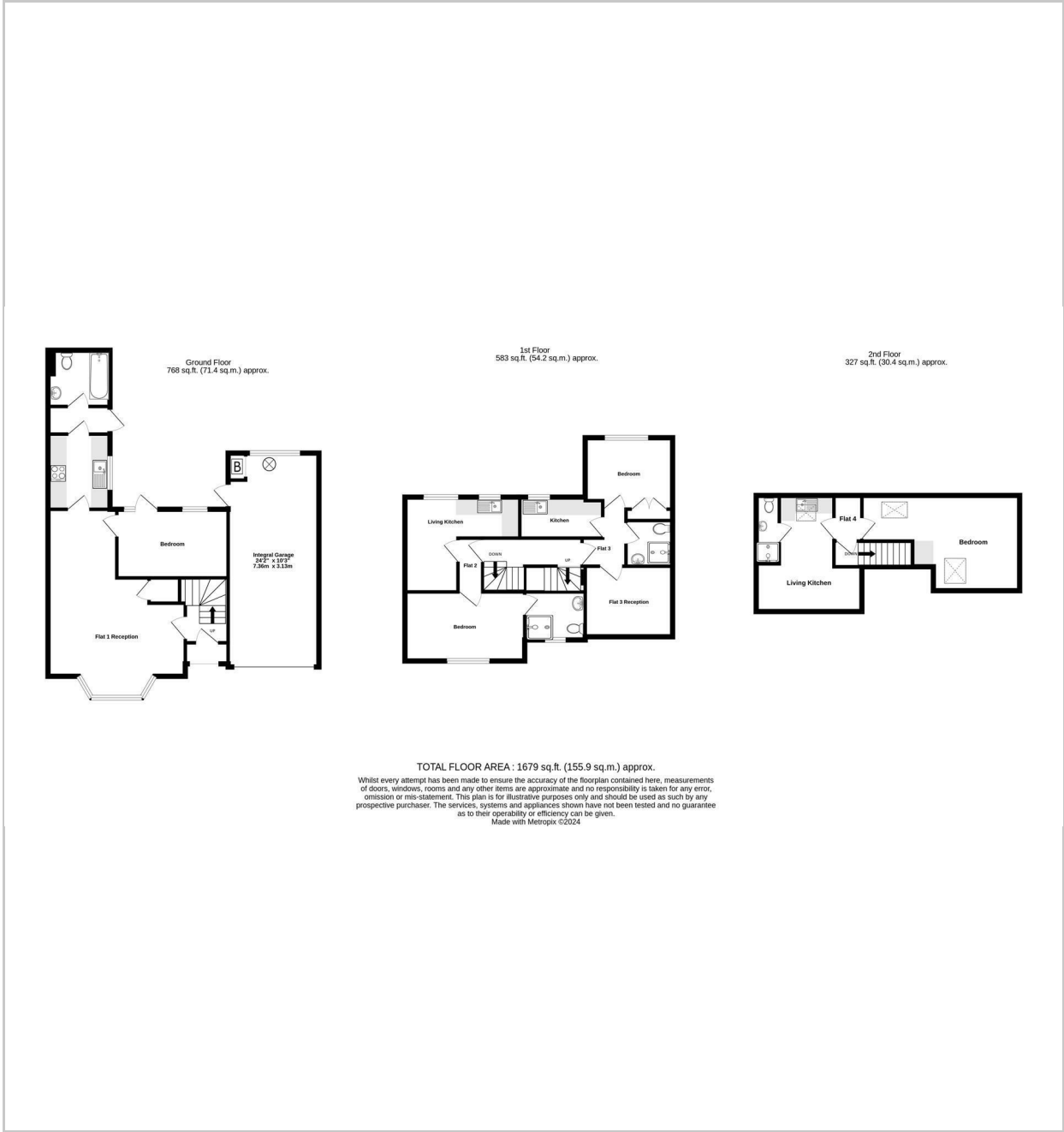
3 Designated Parking Spaces, rear courtyard, side alleyway for access, integral garage 24ft x 10ft 2 with roller shutter door, window and door to courtyard, wall mounted boiler with hot water cylinder



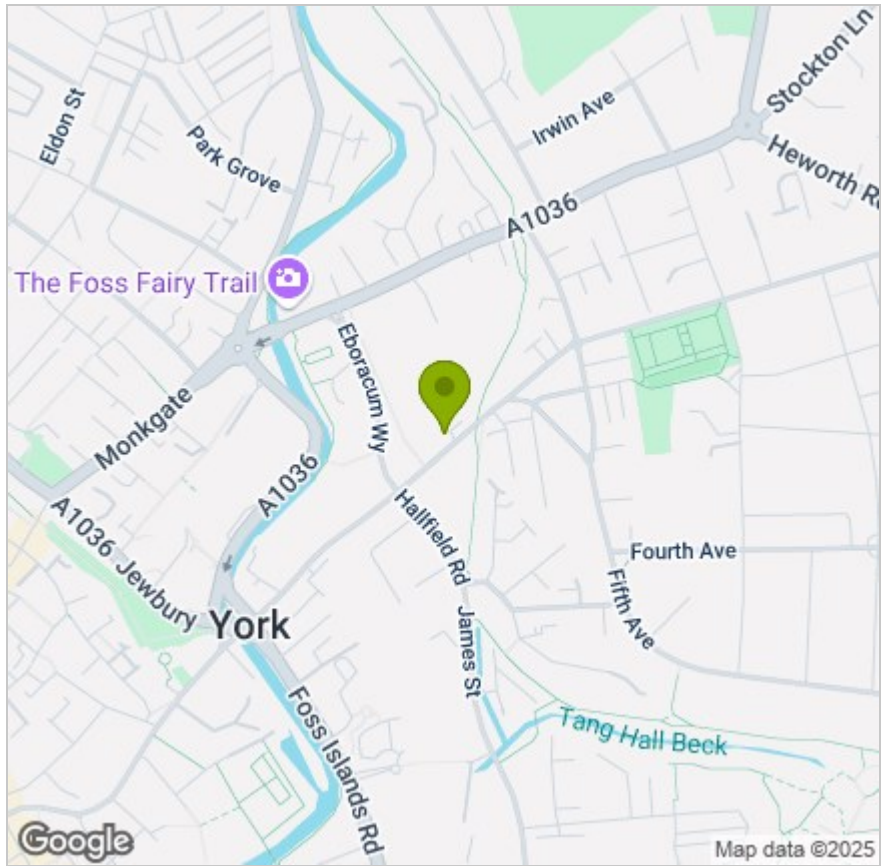




FLOOR PLAN



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		
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.