

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



















LOCATION FLOOR PLAN Park Grove A1036 The Foss Fairy Trail Eboracum Wy 1st Floor 583 sq.ft. (54.2 sq.m.) approx. 2nd Floor 327 sq.ft. (30.4 sq.m.) approx Ground Floor 768 sq.ft. (71.4 sq.m.) approx. A1036 Jewbury York Fourth Ave FIFTS James St Integral Garage 24'2" × 10'3" 7.36m × 3.13m Fang Hall Beck Coords Map data @2025 **Energy Efficiency Rating** TOTAL FLOOR AREA: 1679 sq.ft. (155.9 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the Boorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicance shown have not been tested and no guarante as to their operability or efficiency can be given. Potential Very energy efficient - lower running costs **EPC** (92 plus) A (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 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.