



129 Layerthorpe
York, YO31 7XU

Guide Price £425,000



INVESTMENT - 4 SEPARATE UNITS-
SUPERB LOCATION- Churchills Estate Agents are delighted to offer for sale a 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

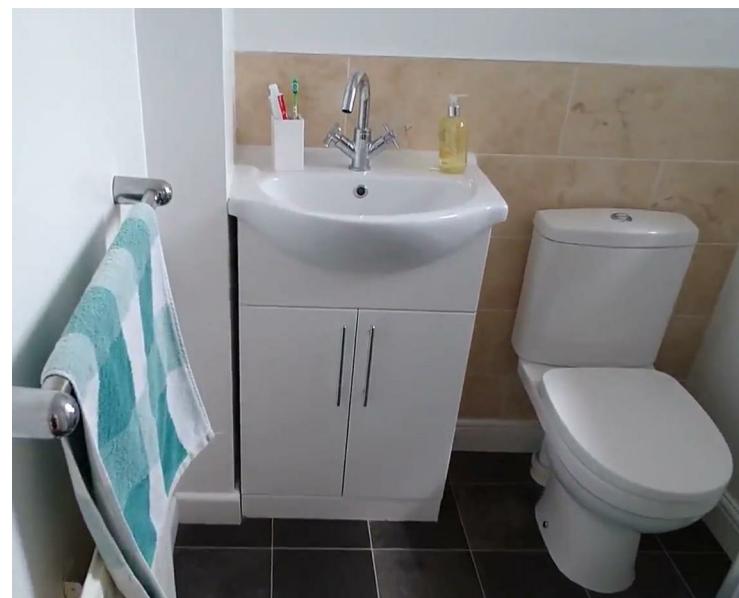
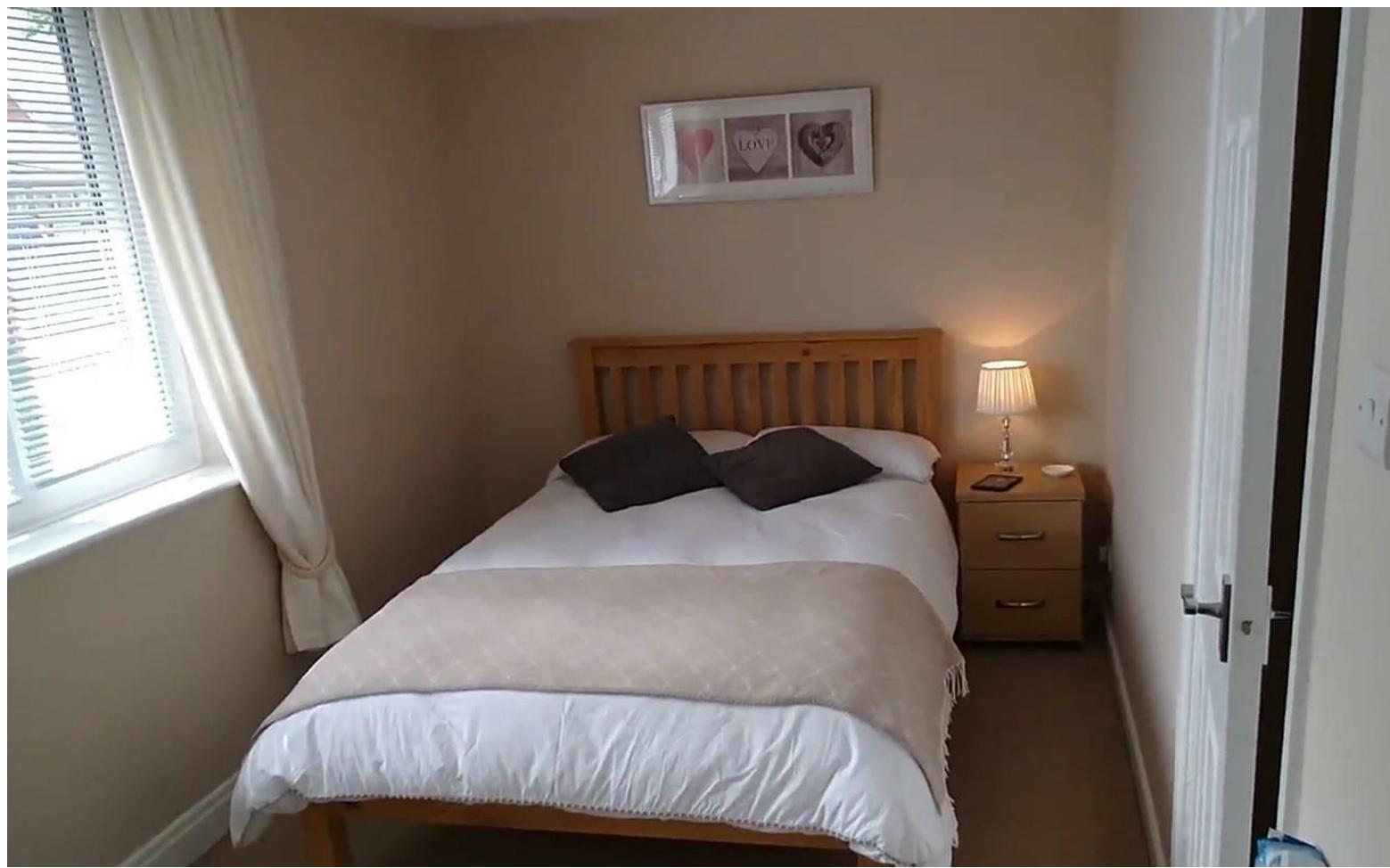
Flat 4

Entrance Hall, Living/Kitchen, Bedroom, Shower Room

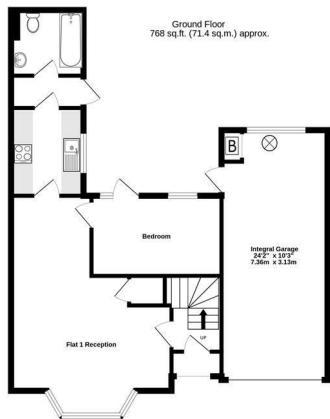
Outside

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



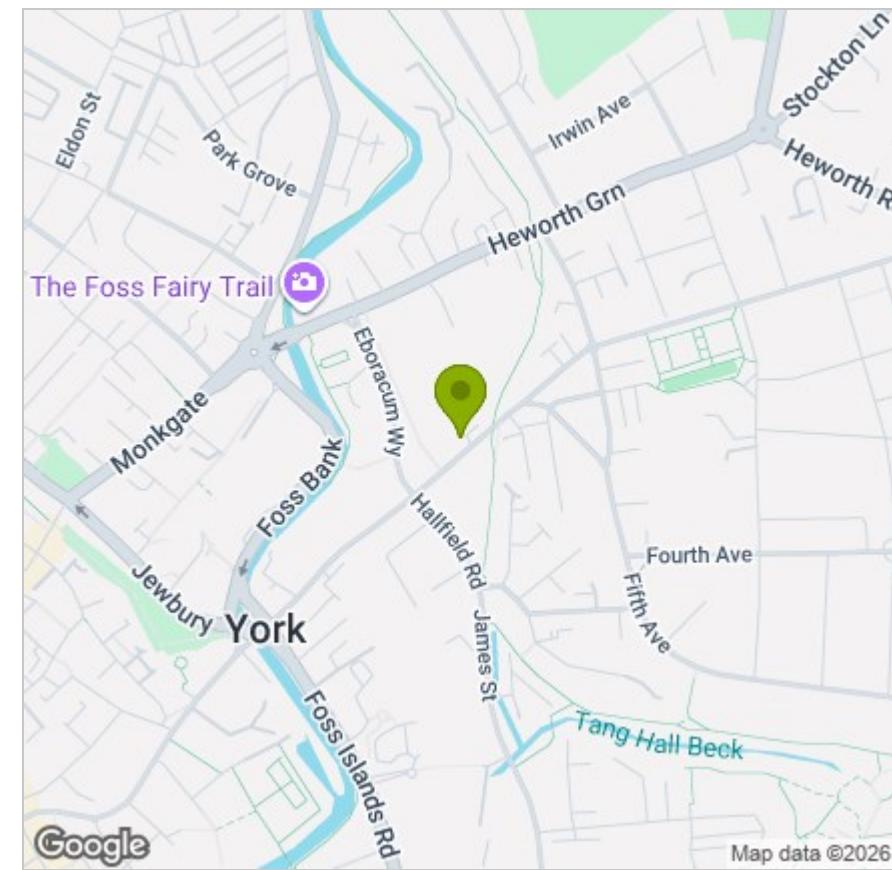


FLOOR PLAN



TOTAL FLOOR AREA : 1679 sq.ft. (155.9 sq.m.) approx.
 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. The plan is for illustrative purposes only and should not 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



Map data ©2026

EPC

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

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