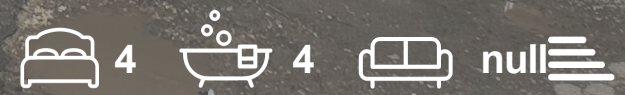




129 Layerthorpe

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

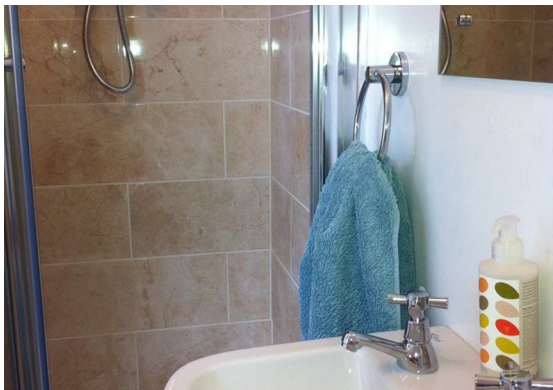
Second Floor Landing

Flat 4

Entrance Hall, Living/Kitchen, Bedroom,
Shower Room

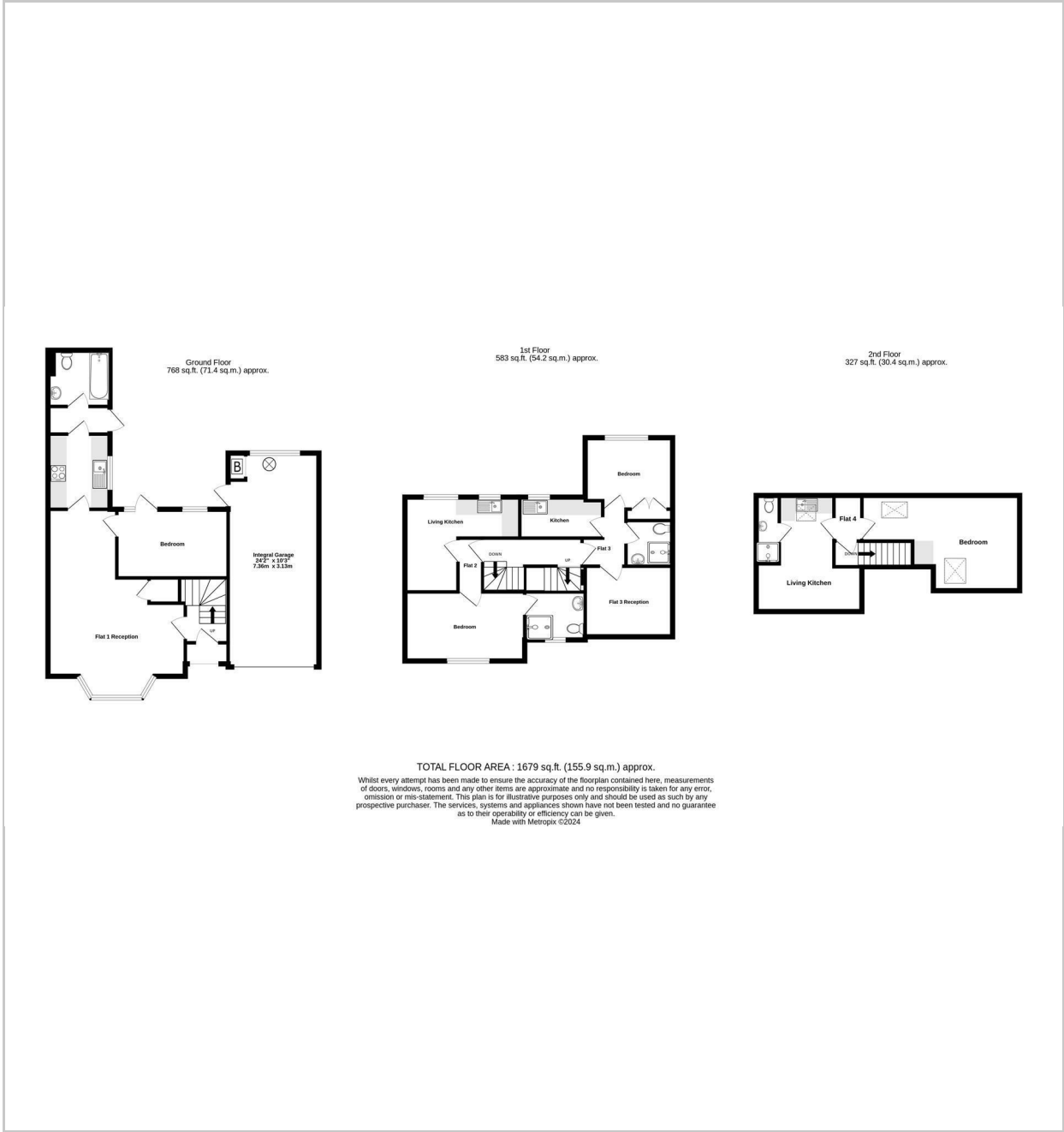
Outside

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

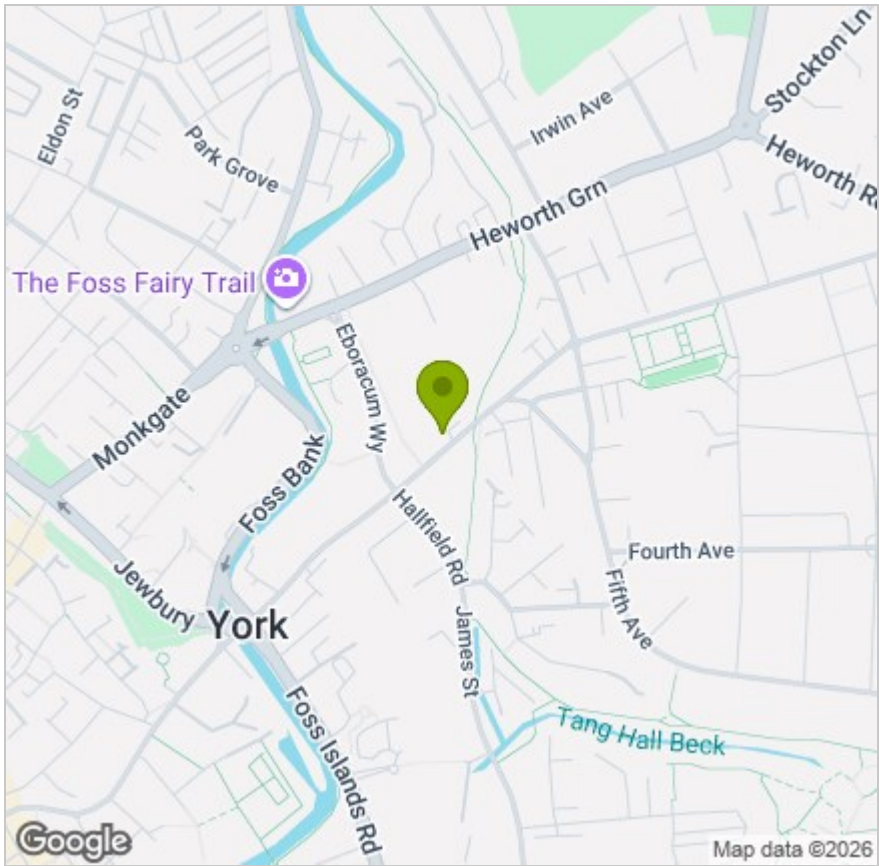




FLOOR PLAN



LOCATION



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	

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.