

SUPERB INVESTMENT OPPORTUNITY!! 5 LETTING BEDROOMS WITHIN THIS LARGE PERIOD HOUSE WITH REAR GARDEN. Set in this popular location close to York St John University and the city centre, the well presented property comprises; entrance vestibule and hallway, ground floor bedroom, communal sitting room, large kitchen, shower room/WC, landing, 3 bedrooms and bathroom/WC, second floor with further bedroom.

## **Entrance Vestibule**

Hallway

**Ground Floor Bedroom** 12'3" x 11'8" (3.75m x 3.58m)

**Living Room** 13'4" x 12'5" (4.07m x 3.79m)

**Kitchen** 10'10" x 9'1" (3.32m x 2.79m)

**Shower Room/WC** 

**First Floor Landing** 

**Ground Floor Bedroom 1** 15'0" x 12'3" (4.59m x 3.74m)

**Bathroom** 

**Second Floor Landing** 

First Floor Bedroom 2 10'0" x 9'0" (3.05m x 2.76m)

First Floor Bedroom 3

First Floor Bedroom 4 10'1" x 8'4" (3.08m x 2.56m)

**Bathroom** 8'8" x 4'9" (2.66m x 1.47m)

**Second Floor Bedroom 5** 12'7" x 11'3" (3.84m x 3.44m)













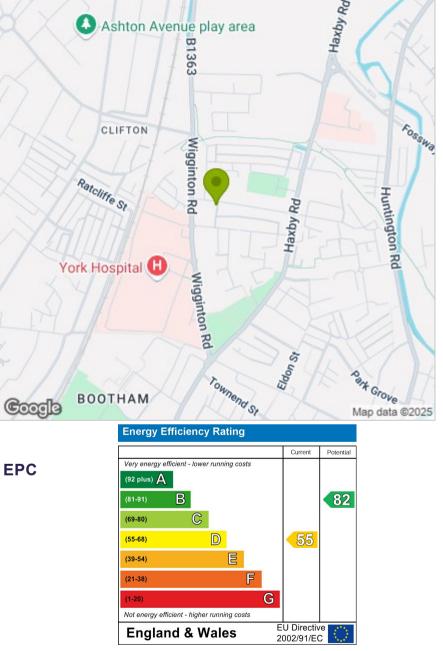


## **LOCATION FLOOR PLAN** B1363 Ground Floor 540 sq.ft. (50.2 sq.m.) approx 1st Floor 491 sq.ft. (45.6 sq.m.) approx. CLIFTON Wigginton Ratcliffe St Rd 2nd Floor 176 sq.ft. (16.4 sq.m.) approx York Hospital Wigginton Rd Living Room 13'4" x 12'5" 4.07m x 3.79m Bedroom 12'7" x 11'3" 3.84m x 3.44m BOOTHAM **Coogle** Bedroom 15'1" x 12'3" 4.59m x 3.74m **EPC**

TOTAL FLOOR AREA: 1207 sq.ft. (112.1 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other flems 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, sprisens and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

And with Metropic 2025.



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