

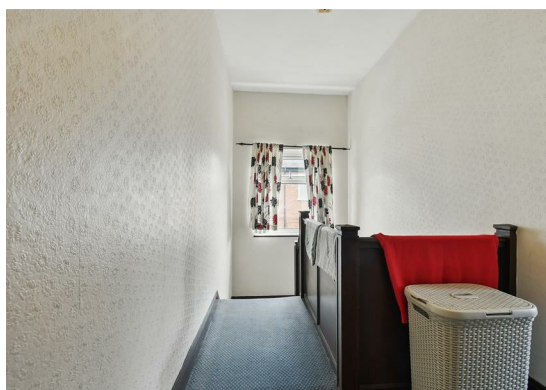


177 Burton Stone Lane

York, YO30 6DG

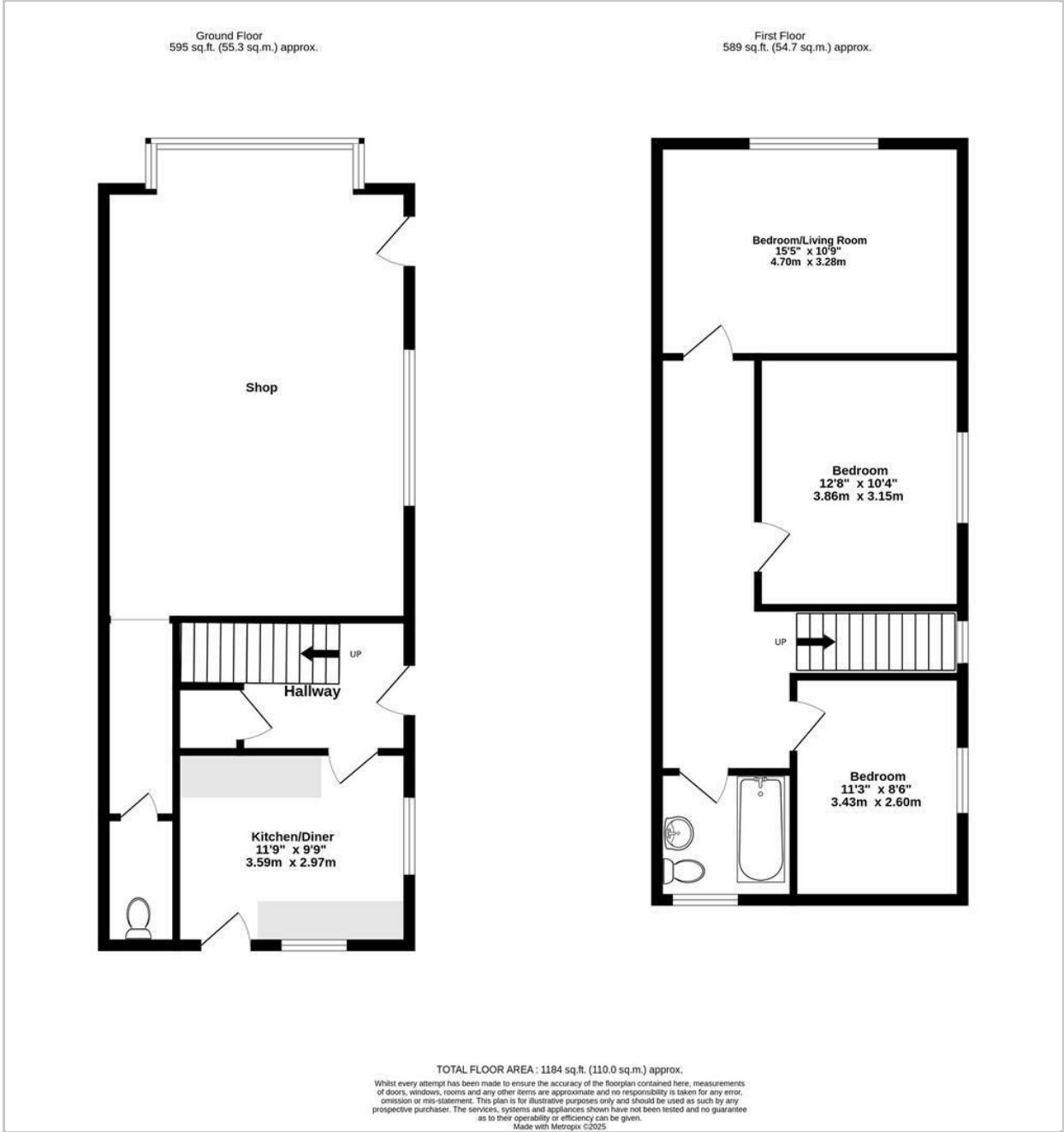
Offers In The Region Of £265,900

AN OPPORTUNITY TO PURCHASE A LOCK UP SHOP WITH A 2/3 BEDROOM APARTMENT ABOVE, SET ON THIS BUSY SHOPPING PARADE WITHIN THIS LARGE RESIDENTIAL AREA CLOSE TO THE CITY CENTRE. The property comprises; a ground floor lock up shop with two large display windows, store and w.c to rear. The self contained apartment has its own entrance and comprises; entrance hall, dining kitchen, first floor landing, living room/bedroom, 2 further bedrooms and bathroom/w.c. There is a small courtyard to the rear. Ideal investment purchase or for a purchaser looking for a business premises with private accommodation.

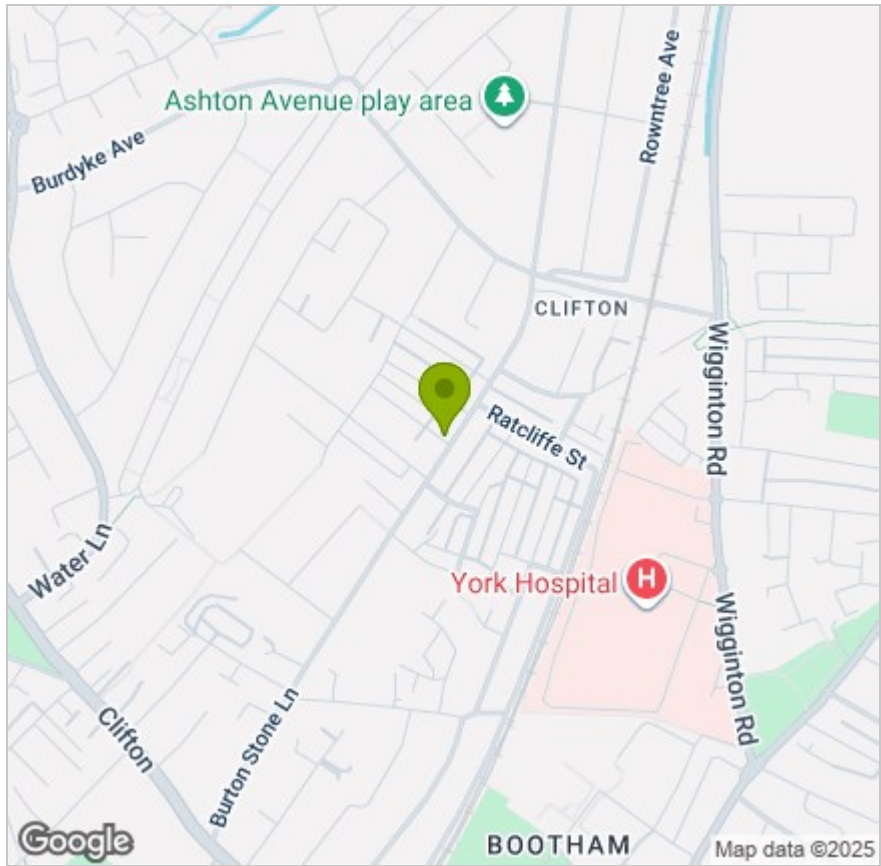




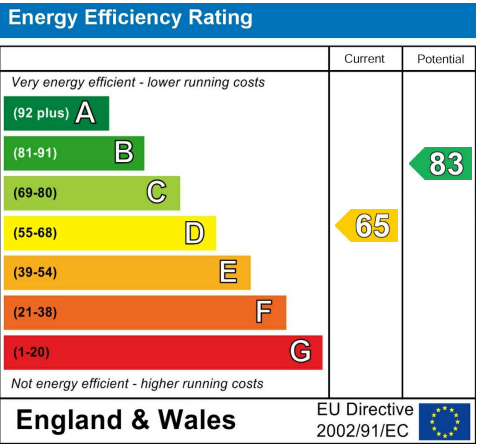
FLOOR PLAN



LOCATION



EPC



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.