



Ashtons

2 Feversham Crescent, Off Wigginton Road, York, YO31

2 Feversham Crescent  
Off Wigginton Road, York  
YO31 8HQ

£1,100,000



This impressive three-story Victorian townhouse, built in 1895 by the Rowntree Chocolate Factory as the factory doctor's residence, has a rich history. After the war, it housed three families before being converted into a guest house in the 1980s, which it has remained ever since. Gross Income last year £230,000 but with potential to increase as the property is currently closed for at least six weeks of the year.

An award-winning guest house since 2009, this substantial property offers a fantastic opportunity to continue its successful business or convert it into a spacious family home. Situated on Feversham Crescent, it is just a short walk from York city centre and York Teaching Hospital, surrounded by a variety of amenities and a welcoming community.

With over 2,400 square feet of internal space, the accommodation includes a grand entrance hallway showcasing original period features. The ground floor comprises two bedrooms, a reception area, dining space, a modern kitchen, utility room, and storage. The first and second floors house six further double bedrooms, each with its own en-suite bathroom and unique décor.

Externally, the property occupies a corner plot with a front car park providing space for at least seven vehicles.





# 2 Feversham Crescent Off Wigginton Road, YO31 8HQ

Freehold  
Council Tax Band - Exempt

- Large Victorian Guest House
- Award Winning Business
- Eight bedrooms
- Potential For Conversion To Residential Property
- Car Parking For Seven Cars
- Eight Bathrooms
- EPC TBC



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.