



Haxby Road
, York
YO31 8JL

Guide Price £400,000



A most versatile investment or development opportunity comprising a large end terrace house and a ground floor retail space, which has been used as a café until recently. There is a large two bedroom duplex on the first and second floor offering spacious living accommodation with a wealth of original features.

There is also a large garage with access from Rose Street which could offer potential for further extension or development.

A truly unique property of surprising proportions and huge potential.



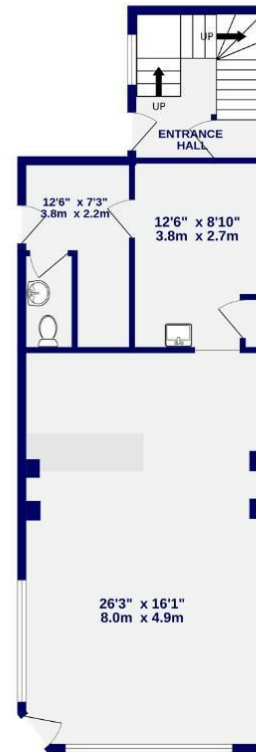


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Freehold
Council Tax Band - A

- Large Mixed Use Commercial/Residential property
- Large Ground Floor Commercial Unit
- Two Bedrooms
- Two Reception Rooms
- Bathroom & Kitchen
- Garage
- EPC TBC

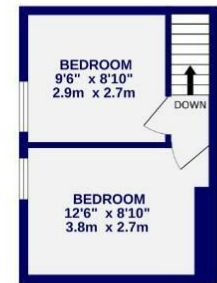
GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



2ND FLOOR
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 1552 sq.ft. (144.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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, systems and appliances shown have not been tested and no guarantee as to their operability.
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