

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 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.

• Vacant Possession

• Prime Village Location

• Three Kitchens/ Prep rooms

Accommodation

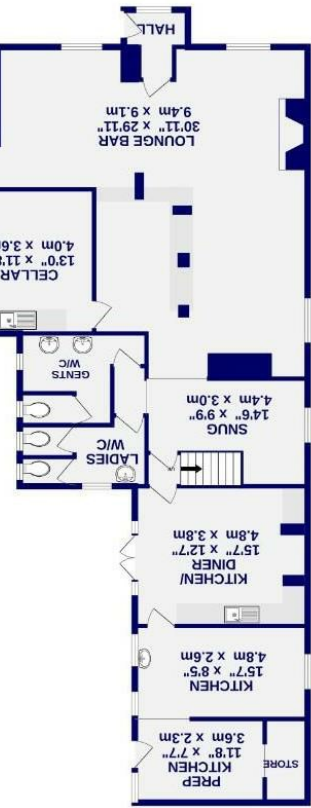
• Five Bedroom

• Large Public Bar

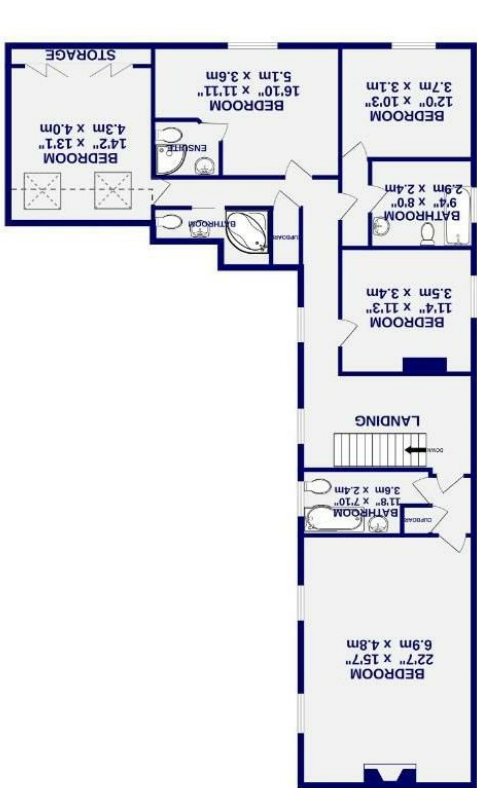
• Large Village Public House

Freehold  
Council Tax Band -

Main Street  
Flaxton, York  
YO60 7RJ



GROUND FLOOR  
1776 sq. ft. (165.0 sq. m.) approx.



1ST FLOOR  
1488 sq. ft. (138.3 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. It is included in the plan for the prospective purchaser's reference only and is not intended to be used 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.





Main Street  
Flaxton, York  
YO60 7RJ

£425,000

 5  5

Situated in the heart of this beautiful commuter village, this large piece of freehold property offers a wealth of potential and includes a large previously popular public house; above are five bedroom accommodation currently providing a substantial income. On the ground floor is a large public bar and dining room as well as well as 3 kitchen/prep areas, toilets and a cellar/pump room. To the rear of the property is a rear walled yard/ parking area with vehicular access to the neighbouring property. The pub has not traded for several years but affords a great opportunity to develop a substantial business.

The picturesque village of Flaxton lies 9 miles to the north of the city centre, less than a mile off the busy A64 route to the coast and North York Moors, with the busy community of Strensall less than 3 miles to the south.

A rare opportunity offered at a most realistic price.

The property is not subject to VAT.

