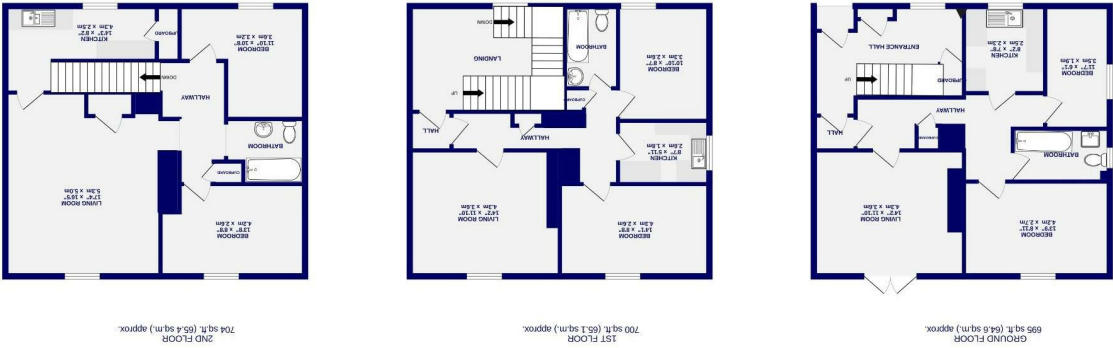


Cygnets Street,
York
YO23 1AG

Freehold
Council Tax Band -

- A Unique Victorian Property
- Three, Two Bedroom Apartments
- Three Kitchens
- Three Bathrooms
- Large Garden
- In Need of Modernisation
- City Centre Location
- EPC - D



TOTAL FLOOR AREA: 2099 sq. ft. (195.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It is recommended that you obtain a professional valuation for the property. This plan is for illustrative purposes only and should be used as a guide only. The vendor, Ashtons, does not warrant the accuracy of the floorplans and accepts no liability for any errors or omissions.

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.

Cygnets Street
York
YO23 1AG

£495,000

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A rare opportunity to acquire this large residential property situated just outside the city walls, tucked away between Nunnery Lane and Bishopthorpe Road.

The property is in need of full modernisation and has over many years been split in to three residential apartments, which, with some refurbishment would provide three great apartments and an ideal investment.

The untapped resource on this property is the large rear garden, which is so rare to get in such a desirable location, Given the size of property and the rare addition of a garden this would make an exceptional family house after a scheme of works.

