property on behalf of the vendor.

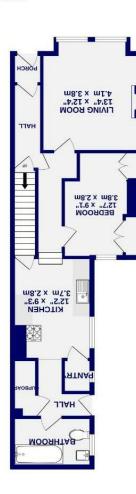
atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the steas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must safisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the 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

- EPC C- First Floor Apartment TOTAL FLOOR AREA: 1223 sq.ft. (113.7 sq.m.) aq

 - EPC D- Ground Floor Apartment
 - Period Features
 - Carage
 - In Need Of Modernisation
 - Three Bedrooms
 - Currently Two Apartments
 - Freehold Property
 - A bned xeT lionuo

Freehold

T-MO7-05-07 medtood ItO Sycamore Terrace



GROUND FLOOR 614 sq.ft. (57.0 sq.m.) approx.



12T FLOOR 610 sq.ft. (56.7 sq.m.) approx.



Sycamore Terrace Off Bootham Terrace, York YO30 7DN

£450,000



3



A rare opportunity to acquire a substantial period terrace in this highly sought-after location, currently arranged as two self-contained flats but offering excellent scope for redevelopment.

Originally a three-bedroom home, the property was converted into two apartments around 30 years ago, with supporting documentation available from the council.

The ground floor accommodation comprises an entrance hallway, a bay-fronted lounge, central double bedroom, kitchen, and family bathroom, with access to a south-facing rear yard.

To the first floor is a spacious lounge, two bedrooms, a compact kitchen, bathroom, and separate W.C.

Externally, the property benefits from a forecourt frontage, a private south-facing rear yard, and the rare advantage of a garage.

Requiring modernisation throughout, the property offers excellent potential for investors or those seeking to restore the house back into a single residence, subject to the necessary consents.

Retaining period features and enjoying a prime position close to York city centre, this is a unique opportunity not to be missed.

Council Tax Band B



















