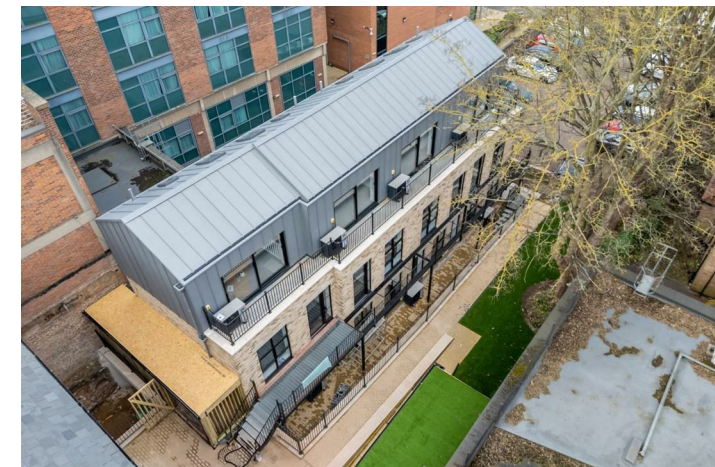




22-26 BLOSSOM STREET YORK, YO24 1AJ

£2,500,000
FREEHOLD

Gross Potential Holiday Let Income of £380,952
Potential Gross Yield: 15.24%

An exceptional freehold residential and holiday let investment opportunity situated in a prominent position close to York city centre and railway station. The sale comprises fourteen self-contained apartments across two buildings, all benefiting from planning consent for holiday let use.

22 and 26 Blossom Street form the attractive Grade II Listed frontage building which has recently undergone comprehensive renovation and refurbishment. The building now comprises seven apartments including three two-bedroom apartments and four one-bedroom apartments. The properties benefit from newly fitted kitchens, contemporary bathrooms and upgraded internal finishes throughout, whilst retaining their period character.

The secure basement beneath the frontage building offers future development potential, subject to planning, for additional apartments, office accommodation or storage.

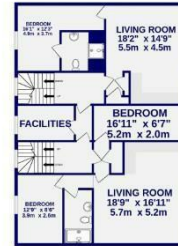
GROUND FLOOR
2389 sq ft. (220.2 sq m.) approx.



2ND FLOOR
1332 sq ft. (122.9 sq m.) approx.



1ST FLOOR
2381 sq ft. (220.2 sq m.) approx.

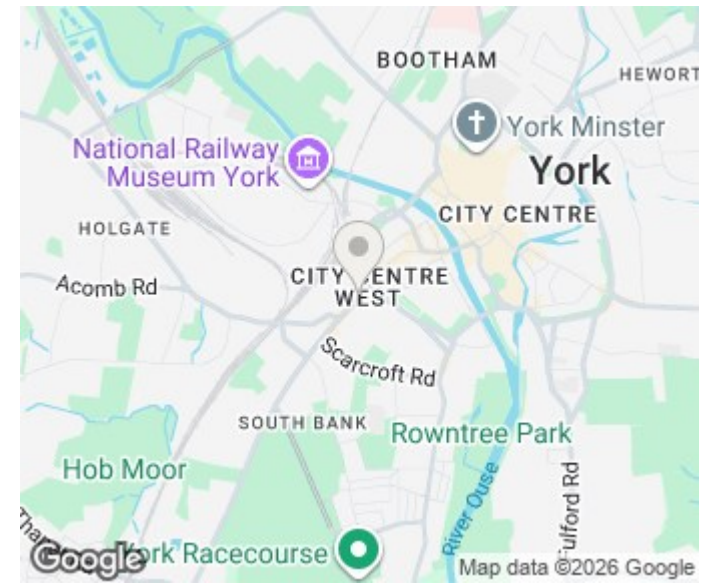


3RD FLOOR
873 sq ft. (80.1 sq m.) approx.



TOTAL FLOOR AREA : 6655 sq.ft. (618.3 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, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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