

8 GERARD AVENUE YORK, YO31 0QW - £350,000

An excellent opportunity to acquire this versatile mixed use property positioned within a popular residential area to the east of York. Combining a prominent ground floor retail unit with a spacious and extended three bedroom semi detached house, the property offers an ideal live/work opportunity or investment purchase.

The commercial unit fronts directly onto Gerard Avenue providing excellent visibility and independent access, suitable for a variety of business uses subject to the necessary consents. Separate access leads into the residential accommodation which has been extended to the side and rear creating spacious and flexible living accommodation.

Internally the house comprises an entrance hallway, living room, open plan kitchen dining room, utility room and ground floor shower room. To the first floor are three well proportioned bedrooms together with a family bathroom.

Externally the property benefits from a stylish low maintenance courtyard style rear garden ideal for outside entertaining. The separate access arrangements between the commercial and residential elements provide flexibility whilst maintaining privacy.

Gerard Avenue is well positioned for a range of local amenities, schools, supermarkets and regular transport links into York city centre, whilst also offering convenient access onto the inner and outer ring roads.

The property extends to approximately 144.36 sq.m (1,553 sq.ft) and is offered for sale freehold with vacant possession.

Local Authority: City of York Council
Rateable Value: £5,500
Council Tax Band: B
EPC Commercial: C61
EPC Residential: D65

All figures quoted are exclusive of VAT. We are not aware that the property has been opted to tax.



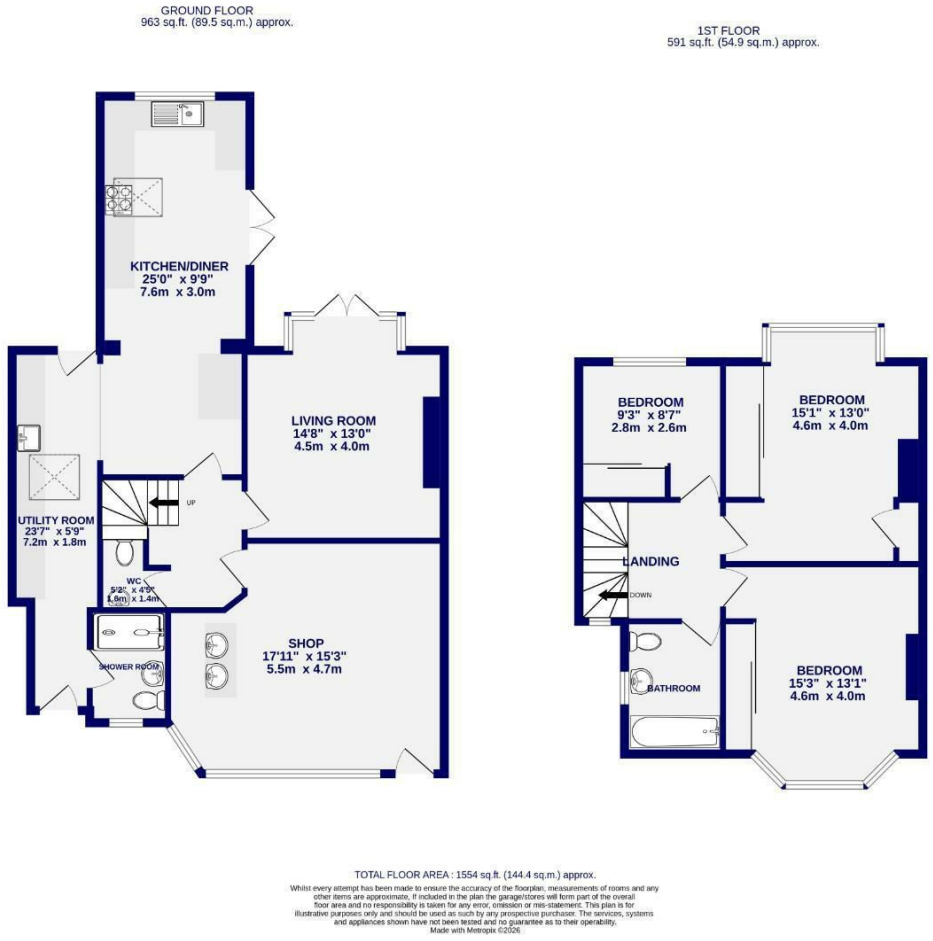












• Mixed Use Commercial And Residential Freehold Property • Offered Vacant Posession • Modernised Residential House • Prominent Shop Frontage • Off Street Parking • Extended To Side and Rear • EPC D

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