



5 Avenue Road

York, YO30 6AY

Guide Price £295,000

SURE TO BE OF INTEREST TO DEVELOPERS/INVESTORS. A FREEHOLD DETACHED BUILDING SET IN THIS SOUGHT AFTER LOCATION CLOSE TO ST PETERS AND BOOTHAM SCHOOLS, YORK HOSPITAL AND A SHORT WALK TO THE MINSTER AND IN TO THE CITY CENTRE. CURRENTLY PROVIDING OFFICES OVER 3 FLOORS, THE PROPERTY NOW HAS PLANNING CONSENT FOR CONVERSION IN TO TWO APARTMENTS, ONE WITH PARKING ALONG WITH COMMUNAL BIKE AREA.

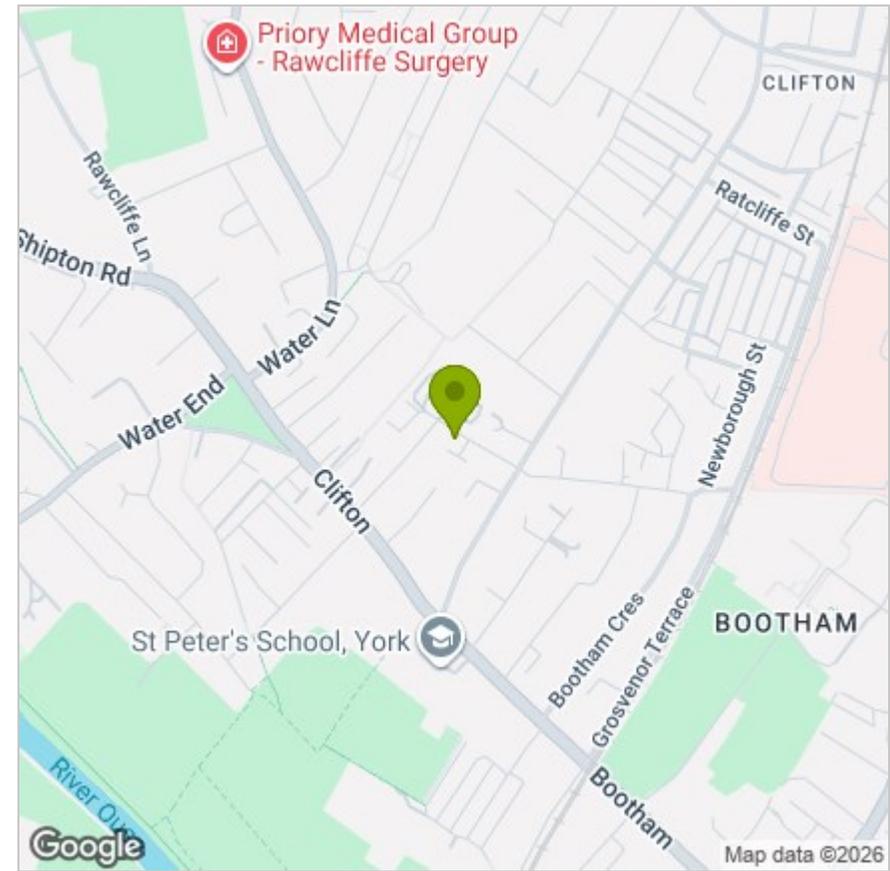
Initial plans provide a ground floor 1 bedroom apartment and a 2 bedroom first floor with additional attic room. Contact us for further details.



FLOOR PLAN



LOCATION



EPC

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			
England & Wales	EU Directive 2002/91/EC		

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