



5 Avenue Road
York, YO30 6AY

Offers Over £250,000

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 TO INCLUDE A PARKING SPACE.

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

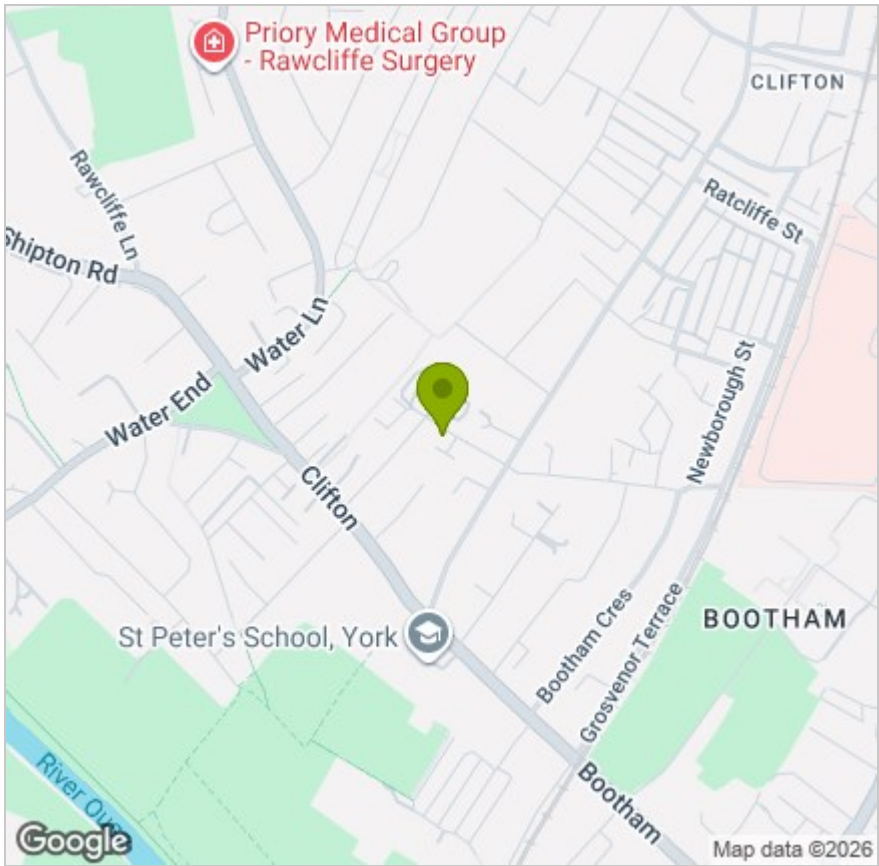




FLOOR PLAN



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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