Nunthorpe Road, York

£325,000

Stephensons
estate agents & chartered surveyors

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Nunthorpe Road, York YO23 1BQ

Est. 1871

£325,000

A period terrace in the extremely popular South Bank area of York, which has been converted into two stylish one bedroom flats, currently generating a gross rent of £20,400 per annum. Offering the chance to convert back into a beautiful home in a sought-after area of York or offering a wonderful opportunity for investment, the property is sold with no onward chain.

The property is entered via a solid wood panelled front door into a communal entrance hall with doors leading into each apartment.

Ground Floor Apartment
The ground floor apartment is accessed via a solid wooden door, which in turn, opens into internal hall with door leading off to the main reception room. Sitting to the front elevation, the reception space benefits from a large bay window as well as a range of original features. To the rear elevation is a large double bedroom with large uPVC double glazed window looking over the rear courtyard garden. To the back of the property is a well presented galley kitchen, benefiting from a range of wall and base units with ample space for appliances. Finally, the house bathroom briefly comprises of a panelled bath with shower over, pedestal wash basin and a low flush W.C. Crucially, the ground floor apartment also benefits from access to a rear courtyard garden and brick built storage shed.

First Floor Apartment
The first floor apartment is accessed through a solid wood door leading to a staircase to the first floor. Leading to an

internal landing with doors leading off the all the apartment's accommodation. To the front elevation is the kitchen/living area which is well proportioned and benefits from a range of wall and base units, and two large double glazed windows. The landing further accesses a well proportioned double bedroom with window overlooking the rear courtyard. Completing the accommodation is a stylish shower room, comprising a large walk-in shower, pedestal wash basin, and low flush W.C.

The property can be offered with tenants in situ and sold with the freehold title, with a gross yield in the region 6%.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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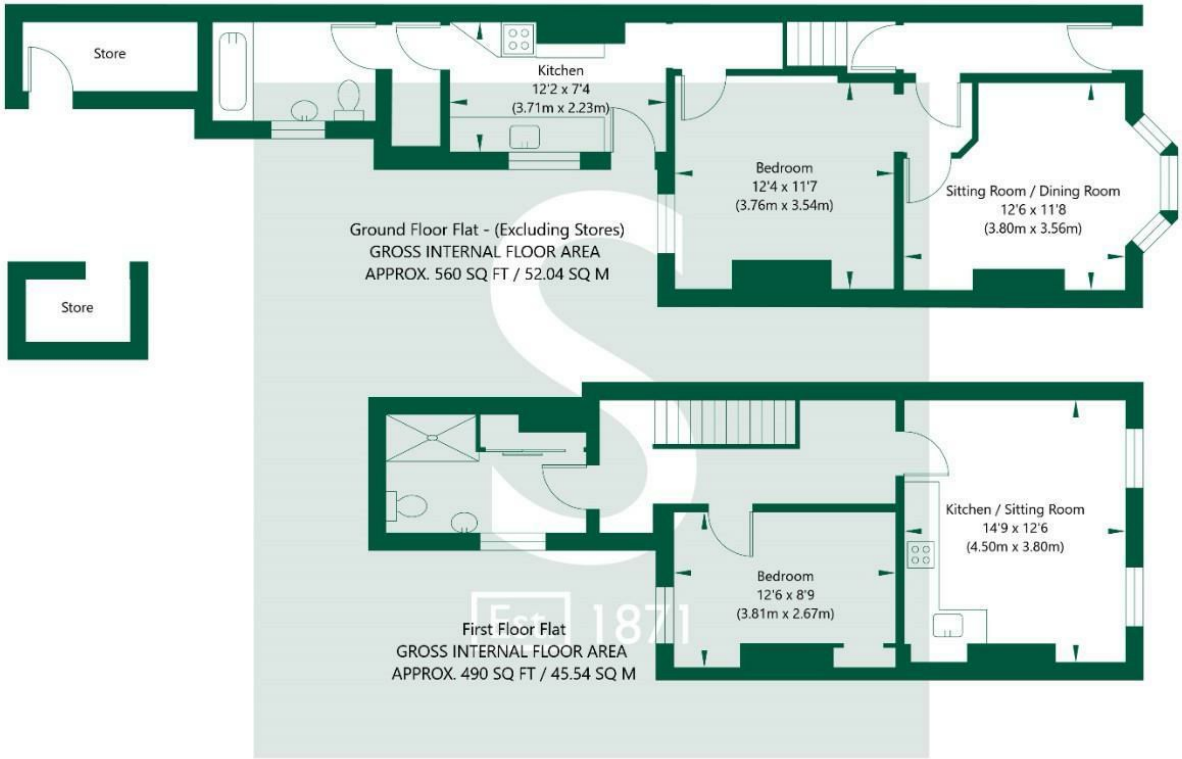

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1050 SQ FT / 97.58 SQ M - (Excluding Stores)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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