



Wellington Street, York Asking Price £425,000

**** INVESTMENT OPPORTUNITY ****

A rare opportunity to acquire a flexible four bedroom period terrace with two self contained studio apartments all held on a single title.

The site is ideal for property investors, or private buyers looking for income generating potential, with the property ideally positioned within short walking distance of the town centre and York railway station.



Accommodation

A rare opportunity to acquire this investment opportunity set within short walking distance to the city centre of York and offering quick and easy access to both York railway station and York University. The property offers enormous scope for further improvement and is being sold on a single title to include the end terrace property and two self-contained studio apartments.

There is no doubt that the site will generate significant revenues as a simple buy to let investment but also opens up the opportunity for owner occupiers to generate onsite income whilst retaining the property and site as their principal residence.

The terraced property offers flexible 3/4 bedroom living accommodation set across two floors being entered from the rear into an entrance hall which in turn leads through an open plan breakfast kitchen having a range of low level storage cupboards, inset sink unit, washing machine and cooker. There is a staircase which leads to the first floor accommodation.

To the front of the property is a spacious lounge with half height wood panelled surround and radiator. To the rear of the kitchen is flexible down stairs fourth bedroom which could easily be used as a working study or snug.

To the first floor are three bedrooms, all of which benefit from uPVC framed double glazed casement windows.

The accommodation within the house is completed by a separate bathroom which has a low flush W.C., wash hand basin set in vanity surround and inset panelled bath with tiled splashbacks.

Separate from the property and with access from the rear courtyard, are ground and first floor studio apartments. Both apartments include an open plan kitchen with living and sleeping area having a range of built-in kitchen units.

In addition, both properties benefit from bathrooms which include a low flush W.C., wash hand basin, and inset bath.

There is an external staircase which accesses the first floor apartment.

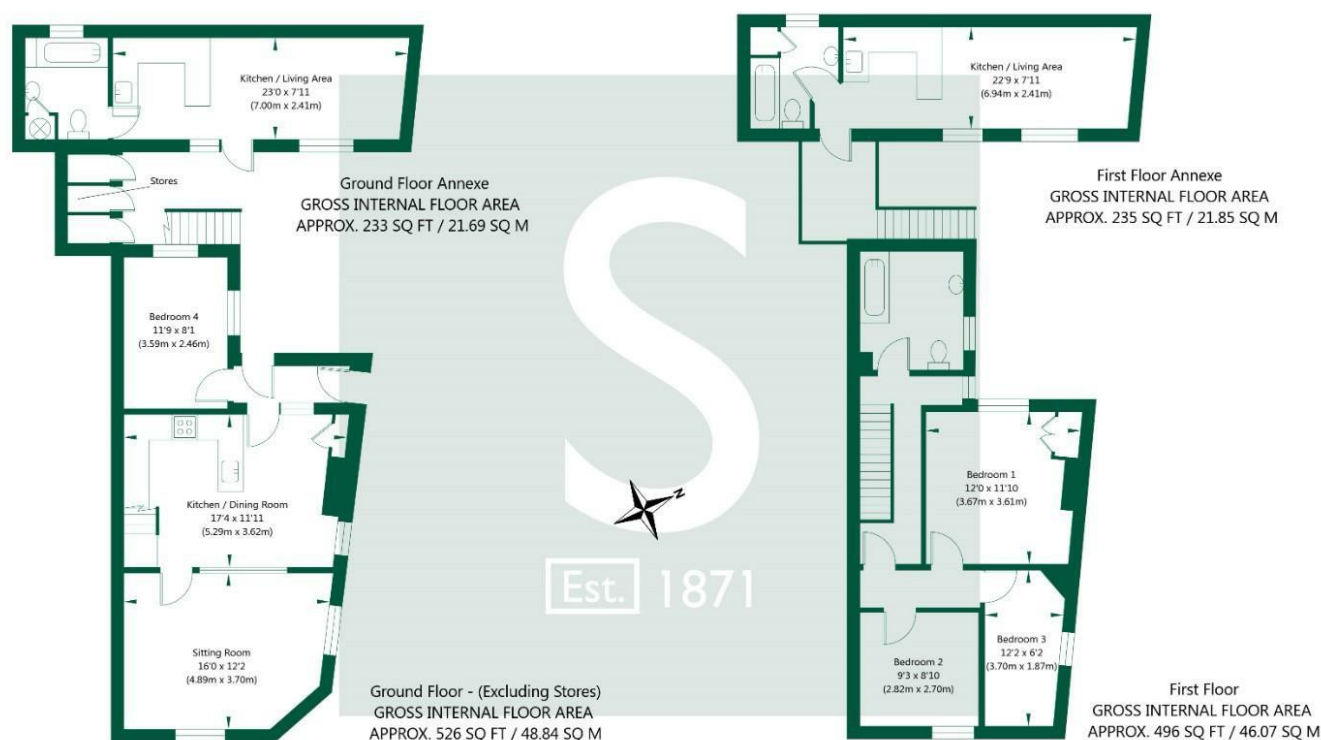
To The Outside

The property occupies a choice corner plot position with pedestrian access into an enclosed courtyard with raised decking providing space for outside furniture.

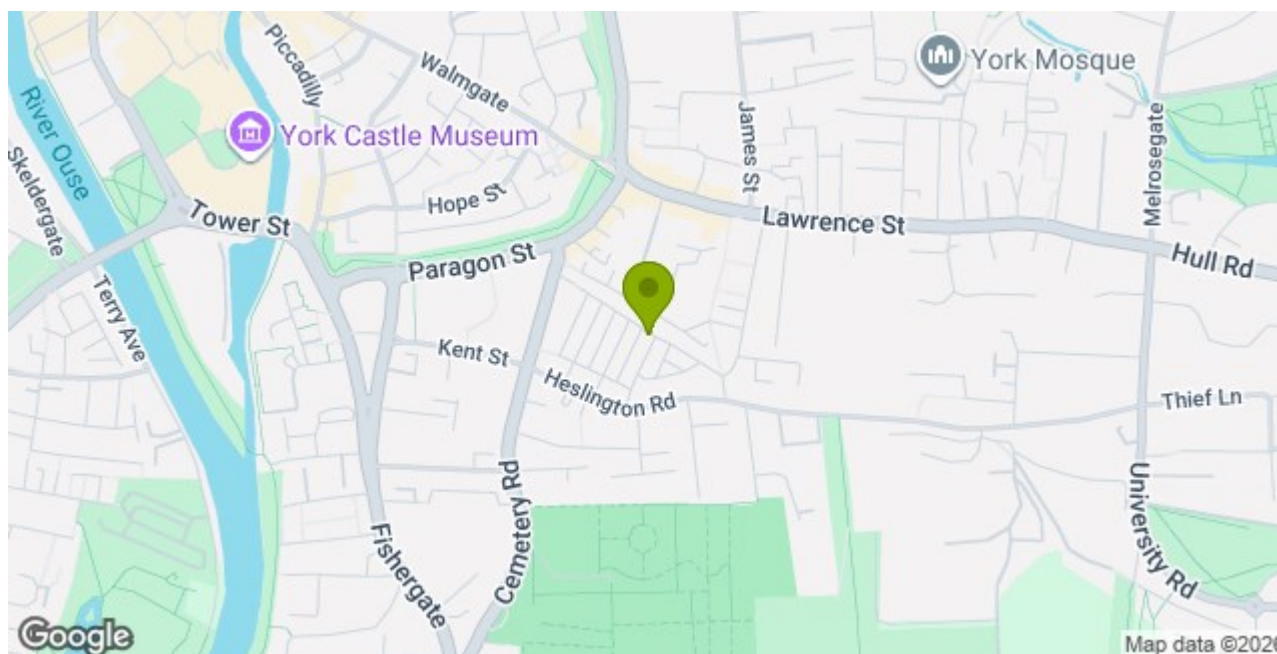
Set beyond the external staircase are three separate external storerooms to service all three separate properties. The terraced house benefits from central heating throughout with the studio apartments benefitting from electric heating.

There is both vacant possession and no onward chain attached to the sale and an early inspection for property investors is strongly recommended.

Wellington Street, York, YO10 5BB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1490 SQ FT / 138.45 SQ M - (Excluding Stores)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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