



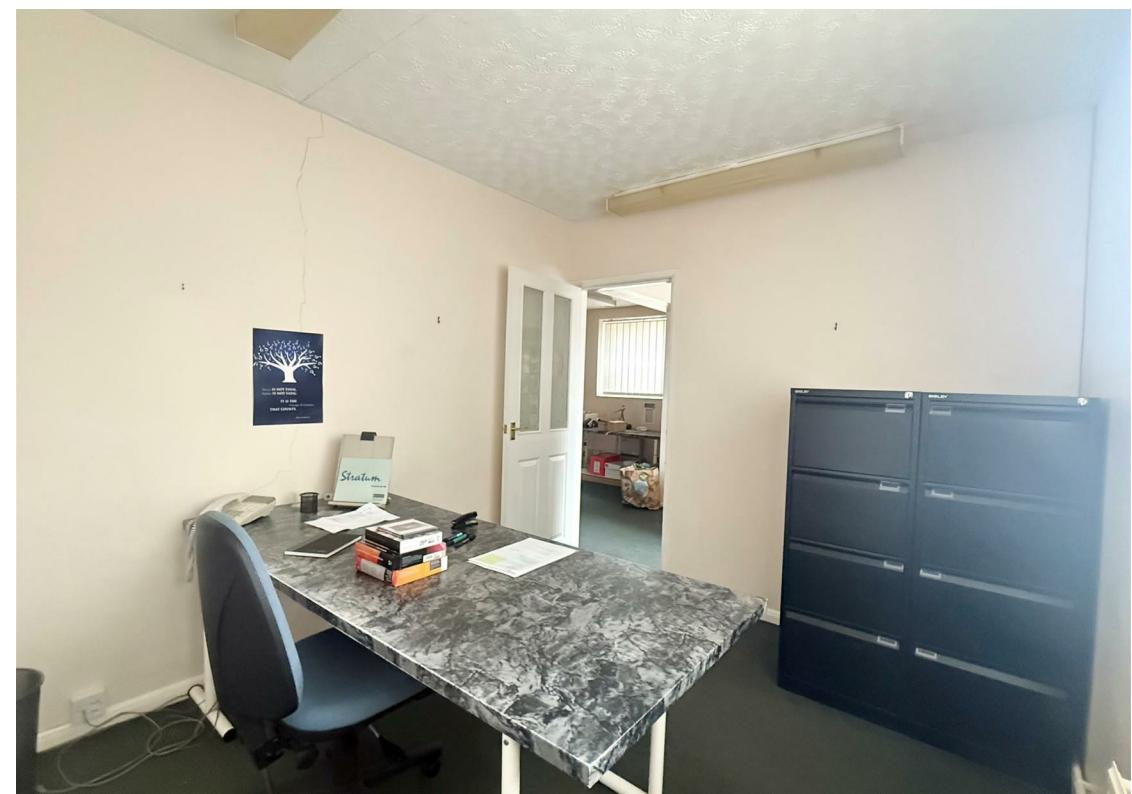
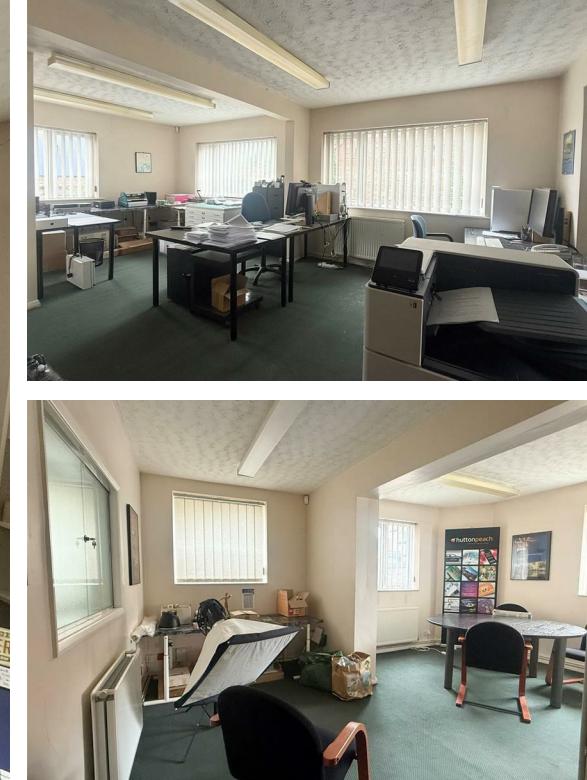
5 Avenue Road

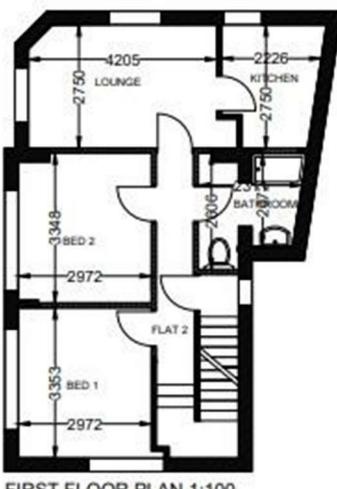
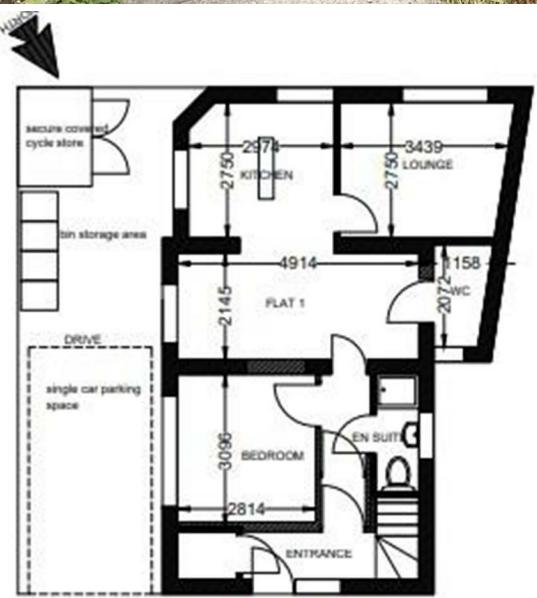
York, YO30 6AY

Guide Price £295,000

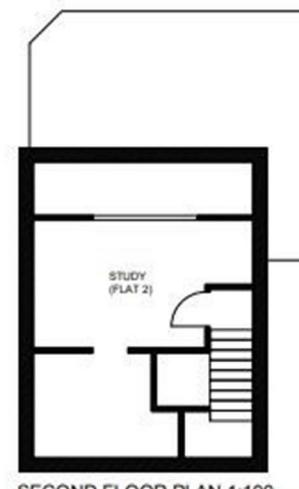


SURE TO BE OF INTEREST TO DEVELOPERS/INVESTORS A FREEHOLD DETACHED BUILDING SET IN THIS SOUGHT AFTER LOCATION CLOSE TO ST PETERS AND BOOTHAM SCHOOLS YORK HOSPITAL AND A SHORT WALK TO THE MINSTER AND IN TO THE CITY CENTRE. CURRENTLY PROVIDING OFFICES OVER 3 FLOORS THE PROPERTY NOW HAS PLANNING CONSENT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





FIRST FLOOR PLAN 1:100

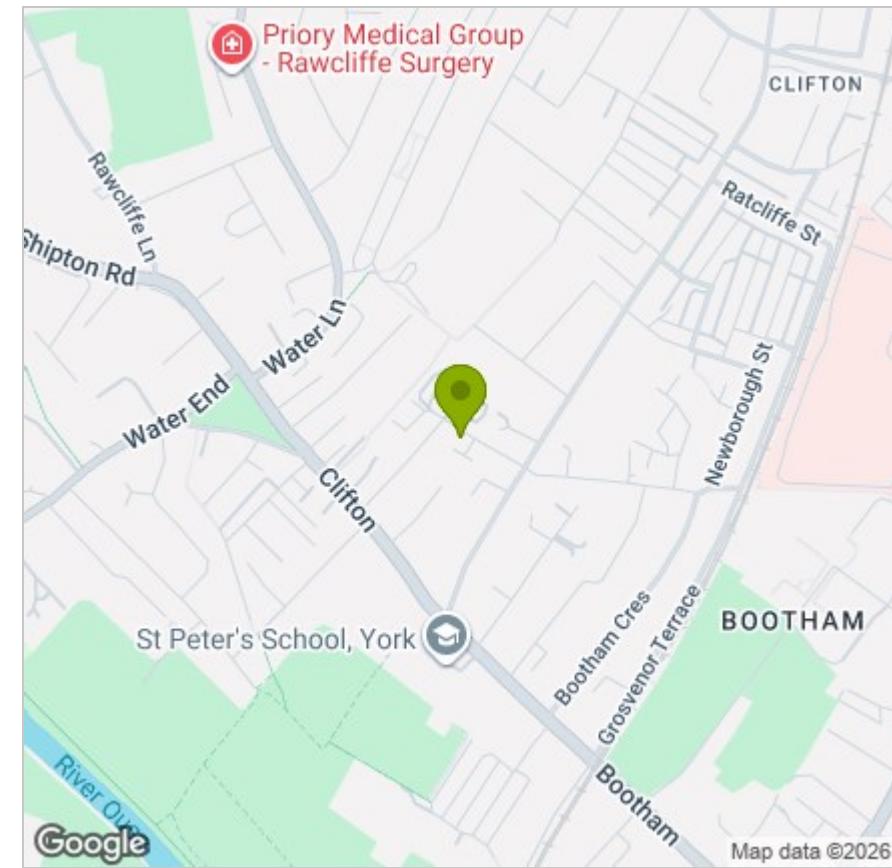


SECOND FLOOR PLAN 1:100

## 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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