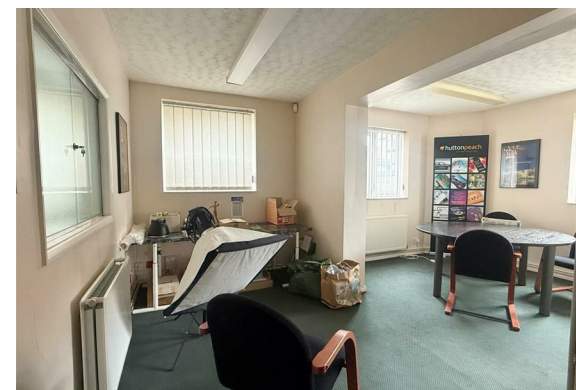


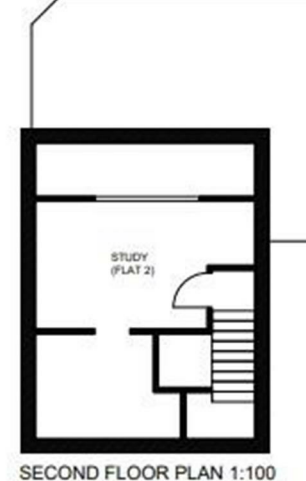
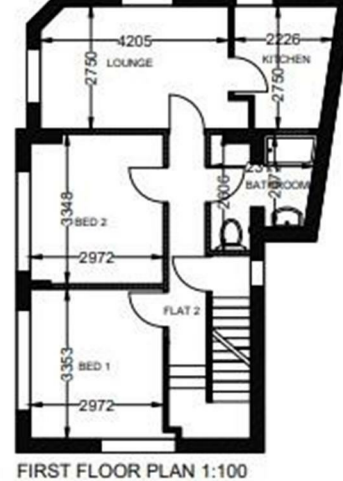
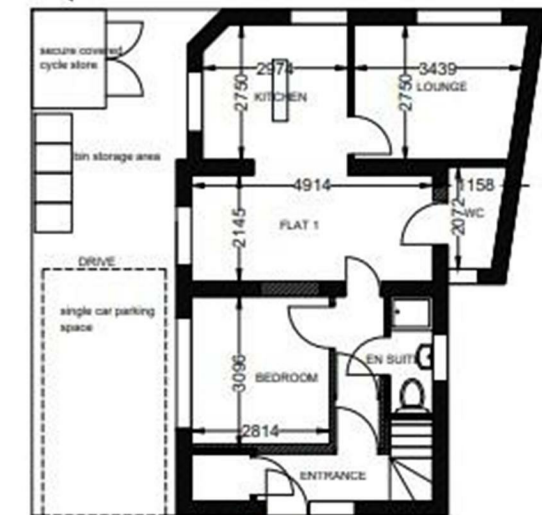


5 Avenue Road
York, YO30 6AY

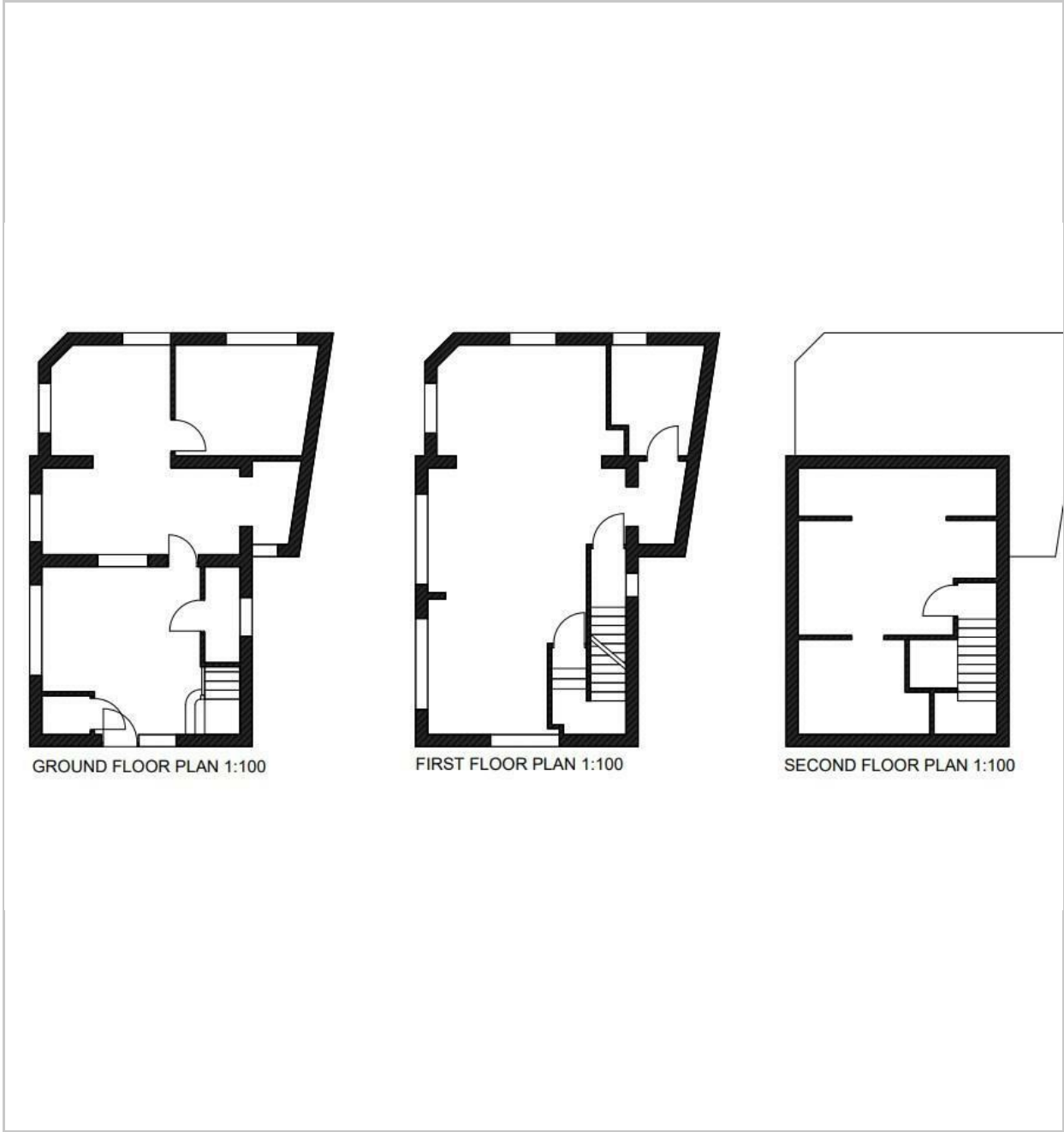
Guide Price £295,000

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.



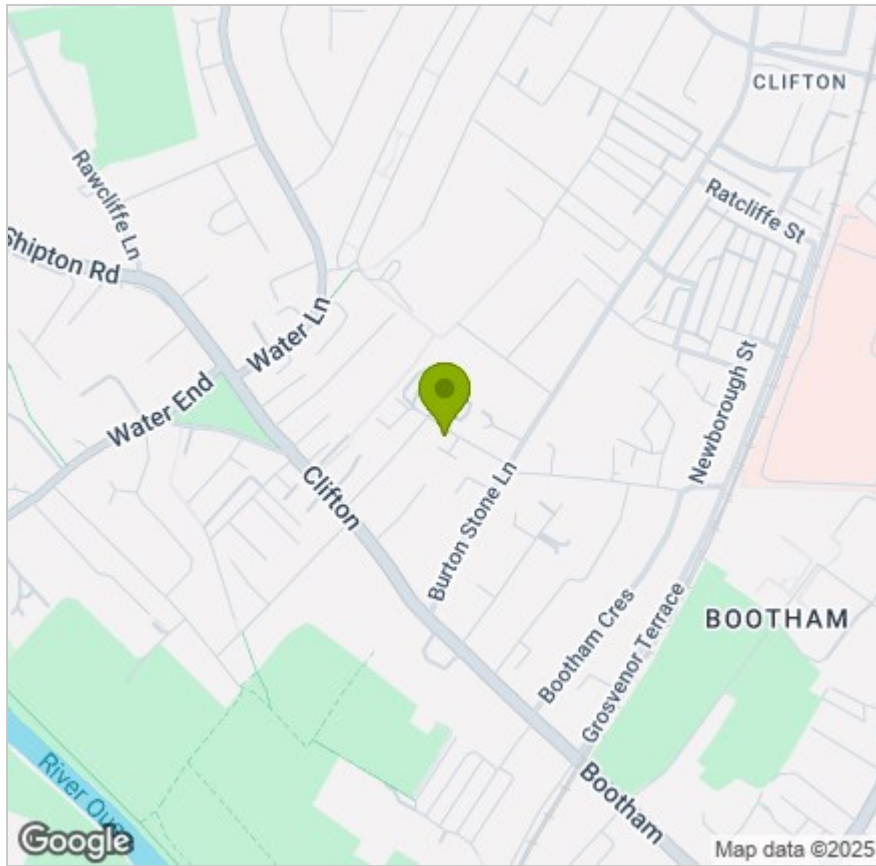


FLOOR PLAN



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 