



5 Avenue Road

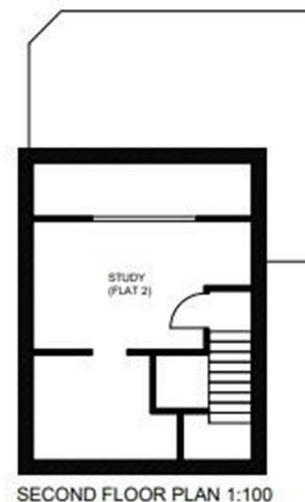
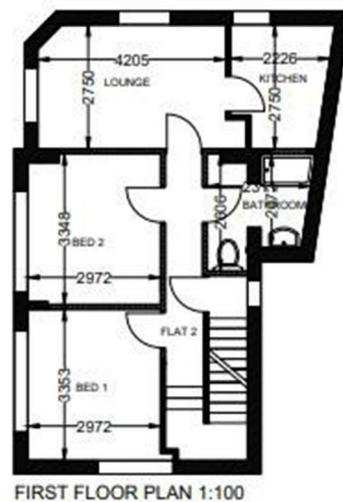
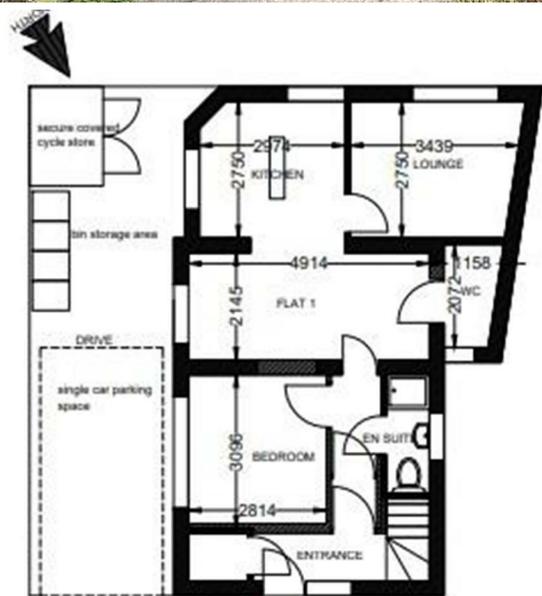
York, YO30 6AY

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 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.

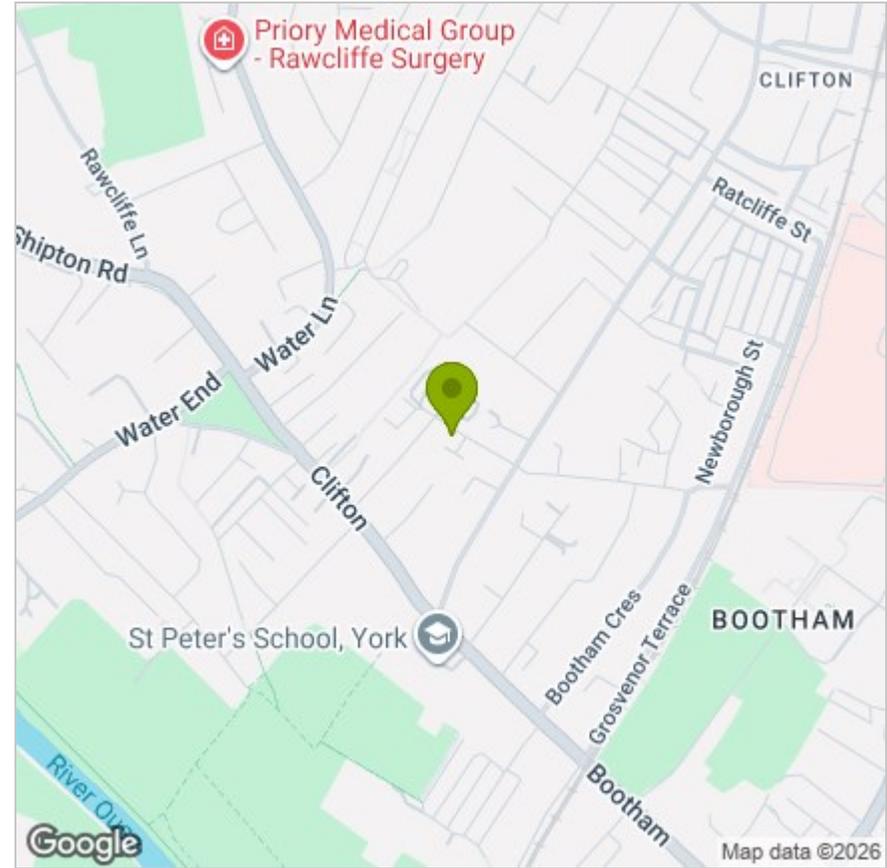




# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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