



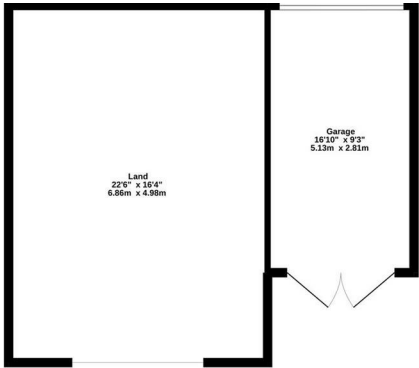
Land & Garage off Mattison Way

York, YO24 4PD

**Price Guide £47,500**



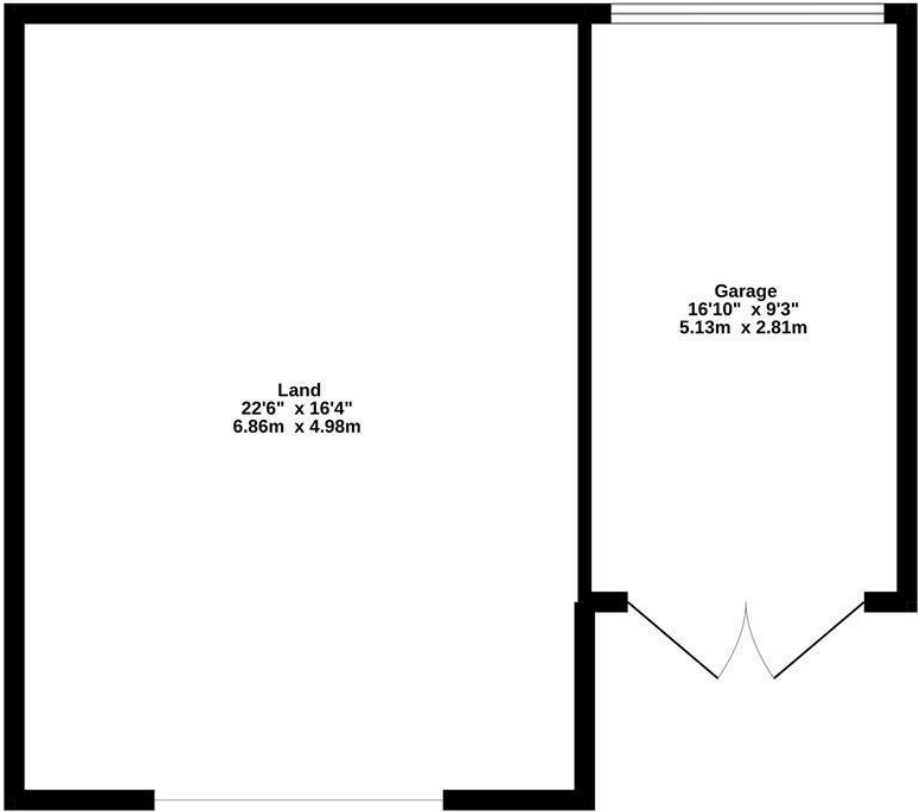
**SINGLE GARAGE AND LAND/COURTYARD IN EXCELLENT LOCATION.** Churchills are delighted to offer for sale this well positioned single garage and adjacent land located in Holgate just off Hamilton Drive. Measuring just over 500 sq ft, we believe this would make an ideal acquisition for someone looking for secure parking or needing a secure lock-up. Approximate measurements are 16'10 x 9'3 for the garage, the land is larger at 22'6 x 16'4 and could easily be adapted into a weather-tight unit. Please call Churchills Estate Agents for further information.





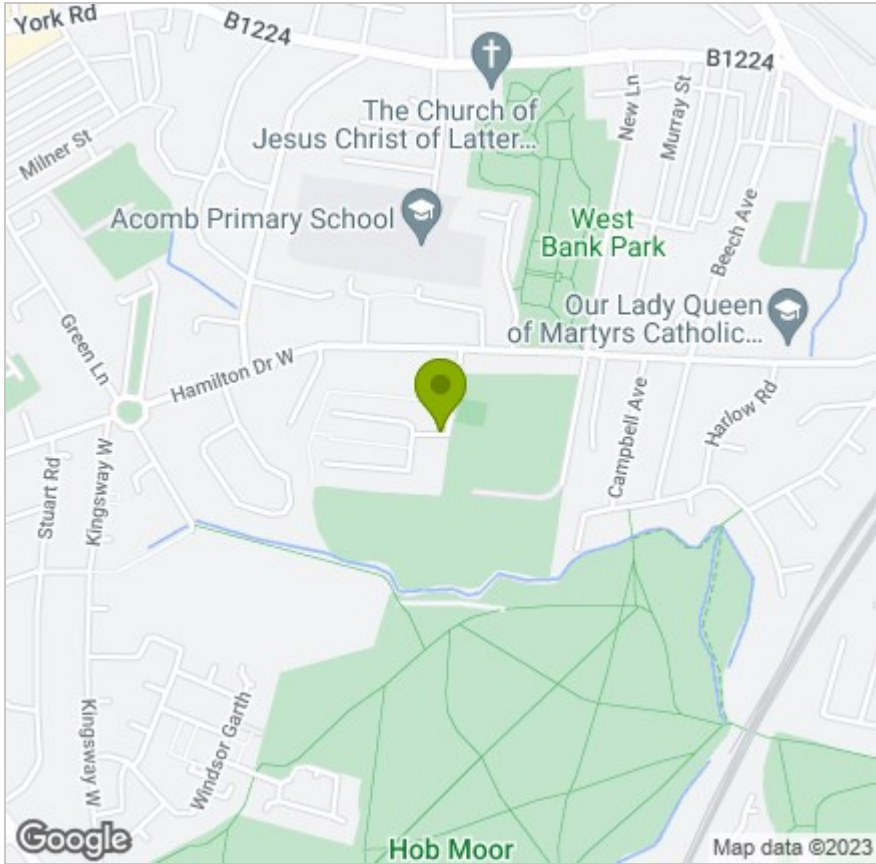
FLOOR PLAN

Ground Floor  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	

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.