



177 Burton Stone Lane

York, YO30 6DG

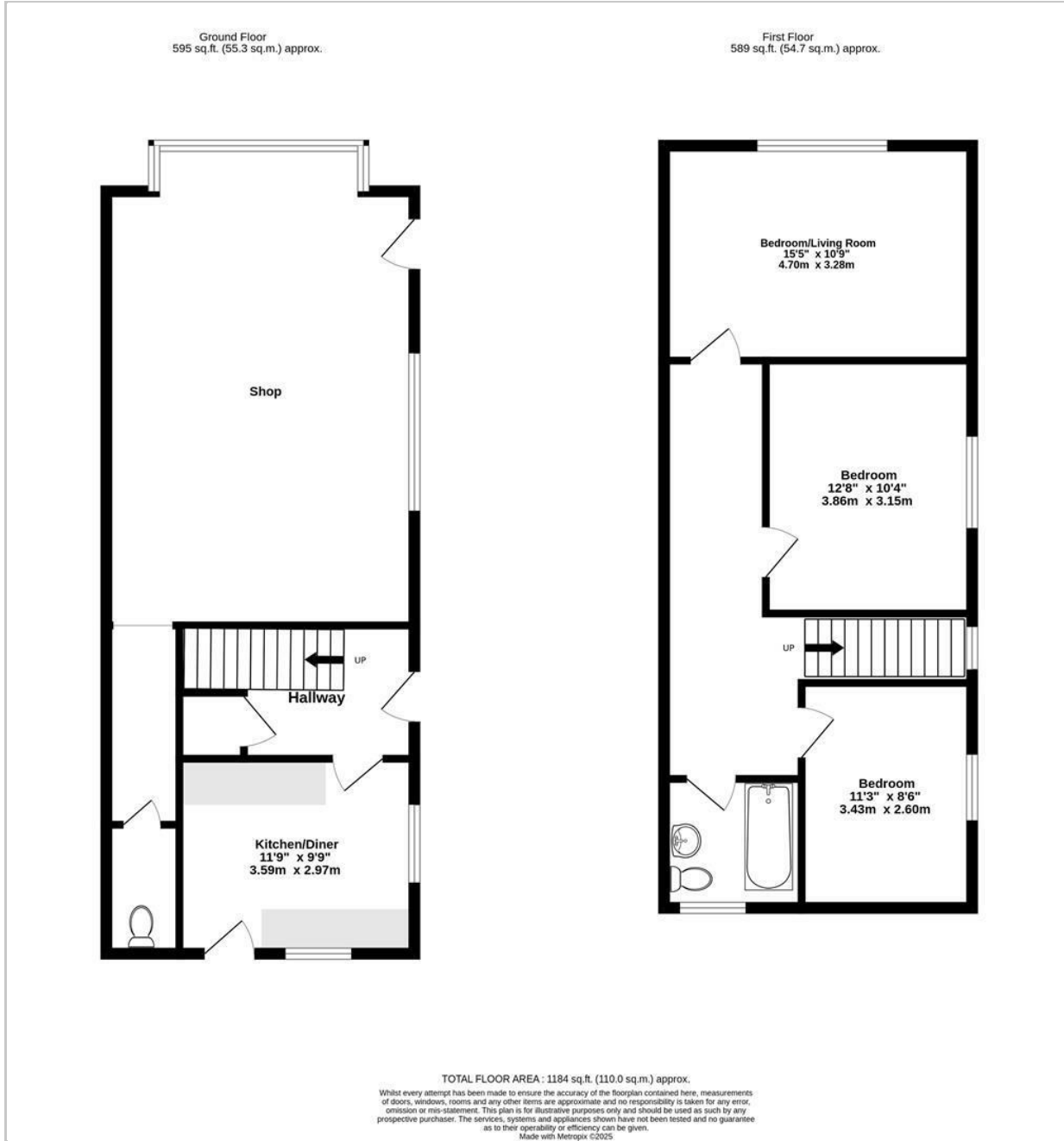
Offers In The Region Of £265,900

AN OPPORTUNITY TO PURCHASE A LOCK UP SHOP WITH A 2/3 BEDROOM APARTMENT ABOVE, SET ON THIS BUSY SHOPPING PARADE WITHIN THIS LARGE RESIDENTIAL AREA CLOSE TO THE CITY CENTRE. The property comprises; a ground floor lock up shop with two large display windows, store and w.c to rear. The self contained apartment has its own entrance and comprises; entrance hall, dining kitchen, first floor landing, living room/bedroom, 2 further bedrooms and bathroom/w.c. There is a small courtyard to the rear. Ideal investment purchase or for a purchaser looking for a business premises with private accommodation.





FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		65	
(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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