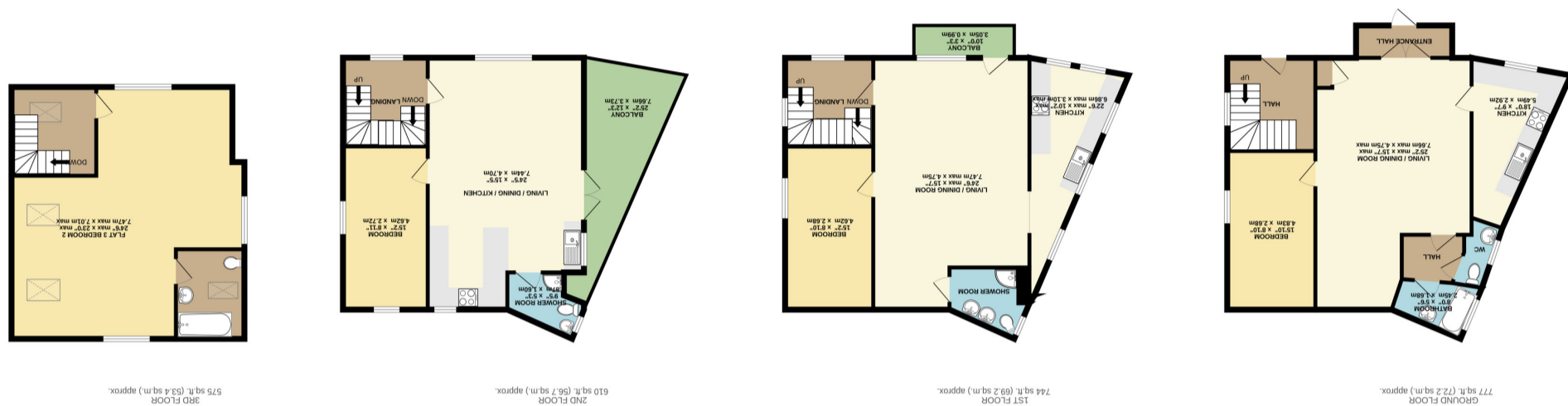


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Fifth Avenue, York YO31 0XA

An extremely rare opportunity to purchase a substantial dwelling which has been skilfully converted in to three larger than average apartments.

The property briefly comprises; a ground floor apartment boasting a large living / dining room, separate kitchen with shaker style units, bathroom with separate w/c and a good sized double bedroom. The first floor apartment boasts; a good sized living / dining room with French doors leading out to a private balcony, modern gloss kitchen and a modern shower room with his and hers sinks.

To the second floor is the larger two bedroom apartment split across two floors. Boasting modern open plan living / dining / kitchen area complete with grey gloss units and French doors leading out to a private balcony, a bright double bedroom and a self contained shower room and to the fourth floor is a larger than average bedroom with ensuite three piece bathroom. Each flat has been finished to a high standard and benefits from their individual bike stores and allocated parking.

With a combined potential yield of just over 6% and situated within walking distance of York city centre, its an ideal investment and we feel this deserves to be viewed to truly appreciate the size and standard of accommodation on offer. The property is sold as freehold yet each individual flat comes with its own individual lease for ease with re-sale options.

Freehold Purchase

Apartments each have the individual lease with a term of 125 years from 1 January 2019

Council Tax Bandings:

Flat 1 - Band B

Flat 2 - Band B

Flat 3 - Band C

Please note: Heating is supplied by bottled gas

- Freehold
- Individual Leases for Flats
- Two 1 Bed Apartments
- One 2 Bed Apartment
- Bike Stores
- Off Street Parking
- Investment Opportunity
- Purpose Built Substantial Dwelling Comprising of Three Apartments

Travelling on Hull Road towards York from the Grimston Bar roundabout. Turn right on to Melrosegate, continue and take the fourth left hand turn on to Fifth Avenue. Continue and the property can be found on the left hand side, next to York Dance Space. Please note, there is no for sale sign at this property.

