



Approx. Gross Internal Floor Area (Including Lodge) 1,090 sq. ft / 101.33 sq. m
 Approx. Gross Internal Floor Area (Excluding Lodge) 940 sq. ft / 87.35 sq. m
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121 Layerthorpe, York YO31 7XU

A fantastic opportunity to purchase this two / three bedroom semi detached home within easy walking distance to York city centre. This immaculately presented property briefly comprises; entrance hall, stylish living room with bright bay window and convenient storage cupboard, a ground floor w/c and a modern kitchen which leads through to a spacious dining area that has patio doors leading out to the rear garden. The first floor was originally built with three bedrooms however has been converted to two good sized double bedrooms. One with fitted wardrobes and an ensuite shower room and the other with an ensuite bathroom.

To the rear of the property is a self contained annexe which is a successful Airbnb. This has been running for over 7 years and boasts a bedroom / living area and a shower room. This versatile dwelling could be converted to a permanent granny annexe or a home office / studio (STPP) so offers lots of potential.

Externally the property also benefits from a good sized rear garden complete with artificial lawn and patio areas, perfect for entertaining with family and friends, and hedges borders. To the front is a large gated gravelled driveway suitable for ample off street parking.

With the property being located so close to York city centre, Hospital and universities, and being in a ready to move in condition, PLUS having the potential for a successful business or granny annexe (STPP), we strongly believe this property is likely to generate high interest levels and so early viewing is highly recommended.

- Immaculate Semi Detached House
- Stylish Lounge with Bay Window
- Modern Kitchen
- Dining Area
- Two Ensuities
- Two Double Bedrooms
- Ground Floor W/C
- Successful Airbnb Annexe
- South Facing Garden
- Driveway

Travelling along Layerthorpe away from the city centre, the property is located on the left hand side and can be identified by our For Sale sign.

An ideal location for access into York by foot, bike, public transport or car. Local shopping facilities can be found in Heworth which include a post office, deli, chemist plus a small co op and more! Monks Cross, Vangarde and various supermarkets are a short drive away. The A64 which in turn leads to the road networks is easily accessible from the property too.

