

N A I S H
E S T A T E A G E N T S



Y O R K
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164 Albemarle Road
, York, YO23 1HB

A rare opportunity to renovate an incredible property in the affluent area of South Bank. Having been a successful rental property for a number of years, this property is now available to purchase with the opportunity of creating a desirable home.

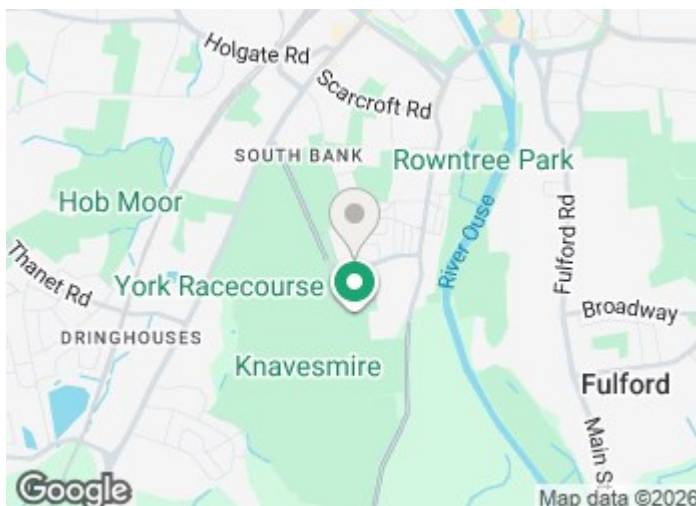
£400,000

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- Renovation project
- Four Bedrooms
- Period Property with Original Features
- 1500 sqft
- Generous west-facing rear yard
- No onward chain
- Popular location

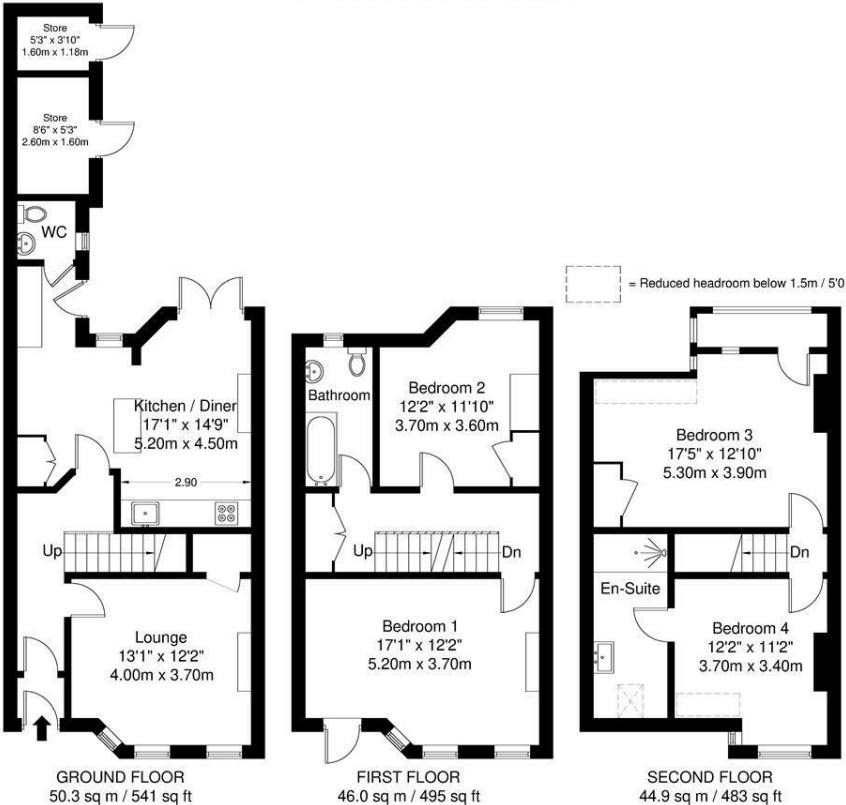


Directions



Floor Plan

164 Albemarle Road



APPROXIMATE GROSS INTERNAL AREA = 141.2 sq m / 1520 sq ft
STORES = 6.3 sq m / 68 sq ft
TOTAL = 147.5 sq m / 1588 sq ft

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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC