



8 GERARD AVENUE YORK, YO31 0QW

£350,000
FREEHOLD

An excellent opportunity to acquire this versatile mixed use property positioned within a popular residential area to the east of York. Combining a prominent ground floor retail unit with a spacious and extended three bedroom semi detached house, the property offers an ideal live/work opportunity or investment purchase.

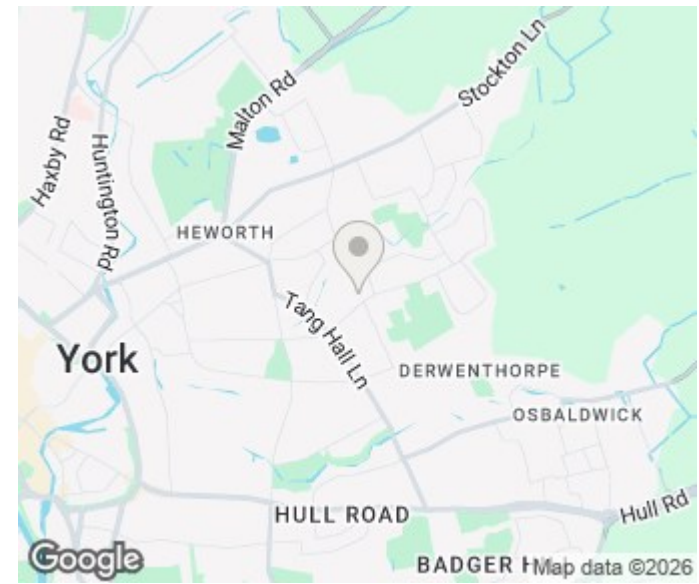
The commercial unit fronts directly onto Gerard Avenue providing excellent visibility and independent access, suitable for a variety of business uses subject to the necessary consents. Separate access leads into the residential accommodation which has been extended to the side and rear creating spacious and flexible living accommodation.

Internally the house comprises an entrance hallway, living room, open plan kitchen dining room, utility room and ground floor shower room. To the first floor are three well proportioned bedrooms together with a family bathroom.

Externally the property benefits from a stylish low maintenance courtyard style rear garden ideal for outside entertaining. The separate access arrangements between the commercial and residential elements provide flexibility whilst m



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, if indicated in the plan the measurements will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. The 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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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