



169 HAXBY ROAD YORK, YO31 8JL

£375,000
FREEHOLD

A most versatile investment or development opportunity comprising a large end terrace house and a ground floor retail space, which has been used as a café until recently. There is a large two bedroom duplex on the first and second floor offering spacious living accommodation with a wealth of original features.

There is also a large garage with access from Rose Street which could offer potential for further extension or development.

A truly unique property of surprising proportions and huge potential.



TOTAL FLOOR AREA : 1552 sq.ft. (144.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porch will form part of the overall floor area 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.
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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		
(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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