



## 1-14 CROSSLEY COURT CITY CENTRE, YO31 7DE

£2,250,000  
FREEHOLD

A multi unit freehold building of 13 apartments and 8 parking spaces. The property represents an incredible investment opportunity with all thirteen properties let with a gross annual income of approximately £156,000 per annum with additional income of £4800 per annum for four parking spaces let separately to tenancies'. This is a freehold property so has the potential to be used for short term letting and therefore increase revenues.

The property is situated less than mile from York city centre with easy access to both St Johns university and York Hospital.

Built in two blocks with a central parking courtyard approximately 19 years ago the property has a front entrance onto Clarence Street by foot and vehicular access from Brook Street to the Rear.

The accommodation includes 6 two bedroom apartments and 7 one bedroom apartments; all self contained with their own kitchens and bath or shower rooms.

There is also a communal lobby and stairwell providing access to the apartments over four floors to the front block and a three storey rear block. with both a secure communal bin store and secure communal bike store accessible from the spaces in the central courtyard and a further three spaces that are currently let out on an annual income to the rear.

GROUND FLOOR  
1889 sq.ft. (175.5 sq.m.) approx.



1ST FLOOR  
1724 sq.ft. (160.1 sq.m.) approx.

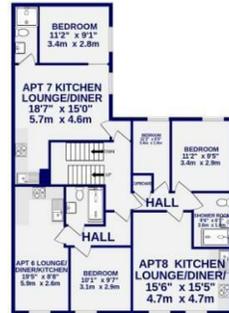
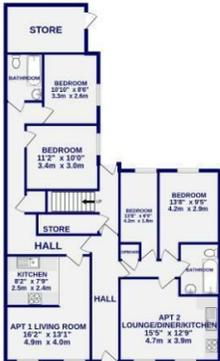


2ND FLOOR  
1710 sq.ft. (158.9 sq.m.) approx.

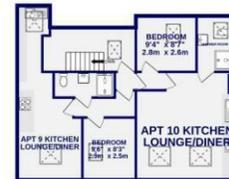


TOTAL FLOOR AREA : 6149 sq.ft. (571.3 sq.m.) approx.

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.  
Made with Metropix ©2023



3RD FLOOR  
826 sq.ft. (76.8 sq.m.) approx.



### Energy Efficiency Rating

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

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

Milburns Commercial  
5 High Petergate  
York  
YO1 7EN

01904 207022  
enquiries@milburnsnet.com

