



## 51 FRONT STREET YORK, YO24 3BR

£600,000  
FREEHOLD

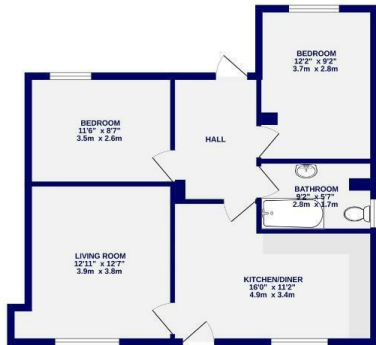
Ashtons Estate Agents are delighted to present this fully refurbished block of three immaculate apartments, ideally positioned within the popular and ever-growing area of Acomb. Conveniently located close to a wide range of local amenities including established shops, supermarkets, cafés, bars, and eateries, the property offers an excellent opportunity for investors seeking a high-quality, ready-to-go freehold asset.

The property comprises three well-appointed two-bedroom apartments, with the ground-floor apartment enjoying its own private entrance, an additional versatile reception room, and access to the communal rear yard.

The building has undergone a comprehensive, top-specification refurbishment, carefully retaining its original character and charm while incorporating modern enhancements throughout. Improvements include newly installed double glazed sash windows, completely new electrics, plumbing, and plastering, along with newly fitted bathrooms finished to a high standard and featuring showers over baths. Each apartment benefits from a brand-new Howdens kitchen, complete with new integrated appliances, as well as new carpets and fresh decoration throughout, meaning the apartments are entirely new and ready for immediate occupation.

This exceptional property represents a fantastic investment opportunity, allowing tenants the luxury of being the first to occupy these newly refurbished homes.

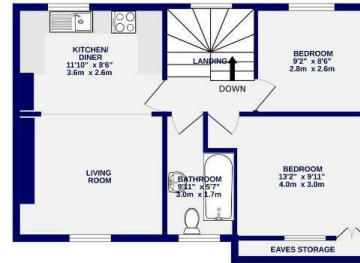
GROUND FLOOR  
631 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
669 sq.ft. (62.1 sq.m.) approx.

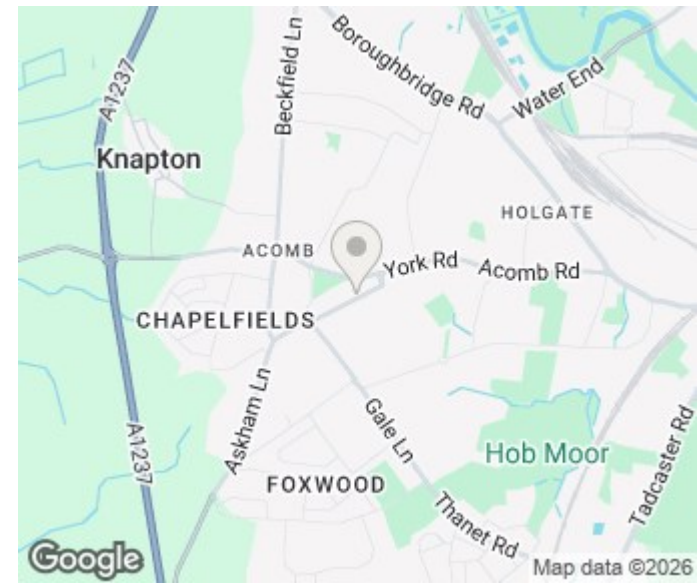


2ND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1826 sq.ft. (169.7 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/stores 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
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>	49	
(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

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