



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 maintaining privacy.

Gerard Avenue is well positioned for a range of local amenities, schools, supermarkets and regular transport links into York city centre, whilst also offering convenient access onto the inner and outer ring roads.

The property extends to approximately 144.36 sq.m (1,553 sq.ft) and is offered for sale freehold with vacant possession.

Local Authority: City of York Council

Rateable Value: £5,500

Council Tax Band: B

EPC Commercial: C61

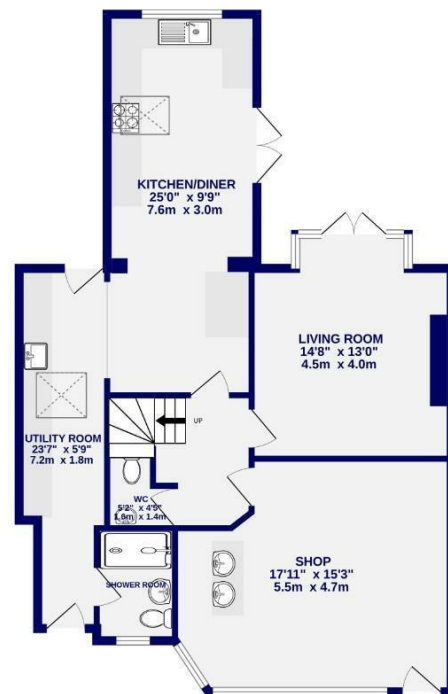
EPC Residential: D65

All figures quoted are exclusive of VAT. We are not aware that the property has been opted to tax.

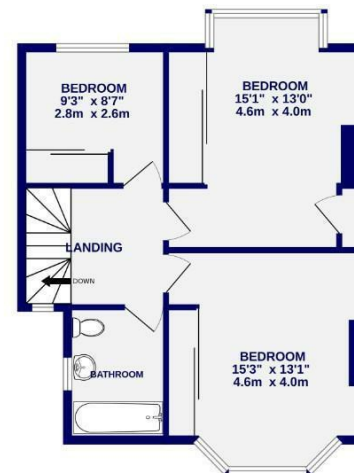




GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1554 sq.ft. (144.4 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 indicated in the plan the proportions 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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- Mixed Use Commercial And Residential Freehold Property • Offered Vacant Possession • Modernised Residential House • Prominent Shop Frontage • Off Street Parking • Extended To Side and Rear • EPC D

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