





*** DEVELOPMENT OPPORTUNITY ***

A former garage with the benefit of planning consent for conversion back to 3 Houses.

<https://planningaccess.york.gov.uk/online-applications/applicationDetails.do?keyVal=RD2CJMSJH2Z00&activeTab=summary>

The planning consent is for three, 2 bedroom townhouse, each with rear courtyard. Details of the proposed schemes and copy of the consent are available from the selling agents.

Planning consent has been granted for: Conversion of existing tyre sales shop (Class A1)

to create 3 residential dwellings (Class C3) including internal and external alterations to part replace existing glazed shop front, with infill brick work, new fenestration, external doors and new sash windows throughout

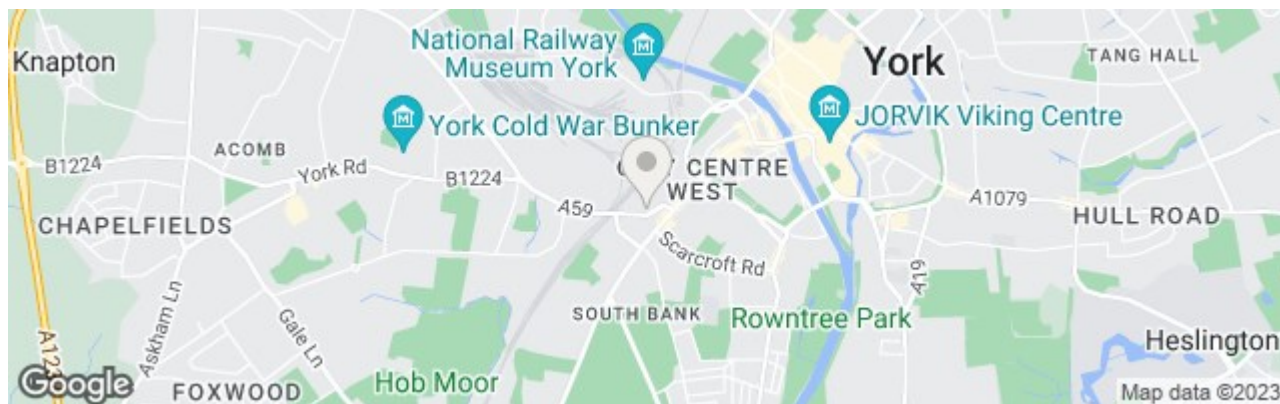
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Joint Agents with Gerald Eve Property Consultants. 1 York Place, Leeds, LS1 2DR Tel: 0113 204 8406

- Full Planning Consent Available from Sole Selling Agents
- Potential for 3 Residential Dwellings
- Prime Location
- Within Easy Reach of City Centre
- Local Shops and Amenities
- Close to Railway Station
- Joint Agency with Gerald Eve Property Consultants, Leeds
- Application Ref No: 22/01187/FUL

Offers In Excess Of £500,000

Tenure: Freehold



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

HUDSON
MOODY

IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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