



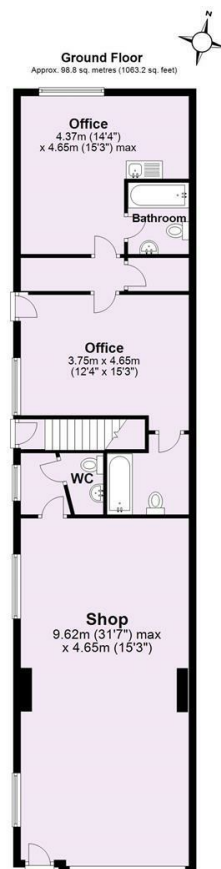
1 East Parade, York YO31 7YJ

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A Development opportunity in Heworth with planning approved for: 3 X 1 bedroom apartments, renovation of existing first floor apartment and ground floor commercial unit, formerly a coffee shop. All of the units have use of outside space with two yards shared between four apartments and the front forecourt for the sole use of the coffee shop/commercial unit.

<https://planningaccess.york.gov.uk/online-applications/applicationDetails.do?keyVal=R0IHUHSJLR800&activeTab=summary>

- DEVELOPMENT OPPORTUNITY
- PLANNING APPROVED
- 3 X 1 BED NEW BUILD APARTMENTS
- 1 X FIRST FLOOR EXISTING APARTMENT
- GROUND FLOOR COMMERCIAL UNIT, FORMERLY A COFFEE SHOP
- GREAT LOCATION IN HEWORTH
- PLANS AVAILABLE ON CITY COUNCIL WEBSITE
- MORE INFORMATION AVAILABLE ON REQUEST



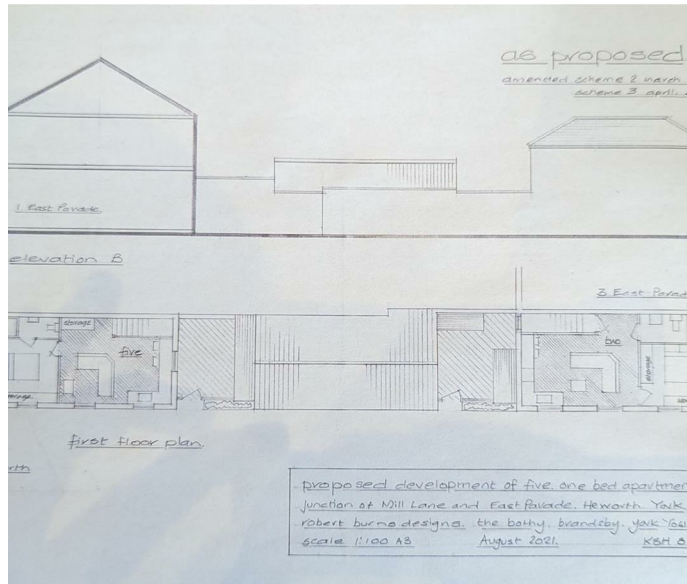
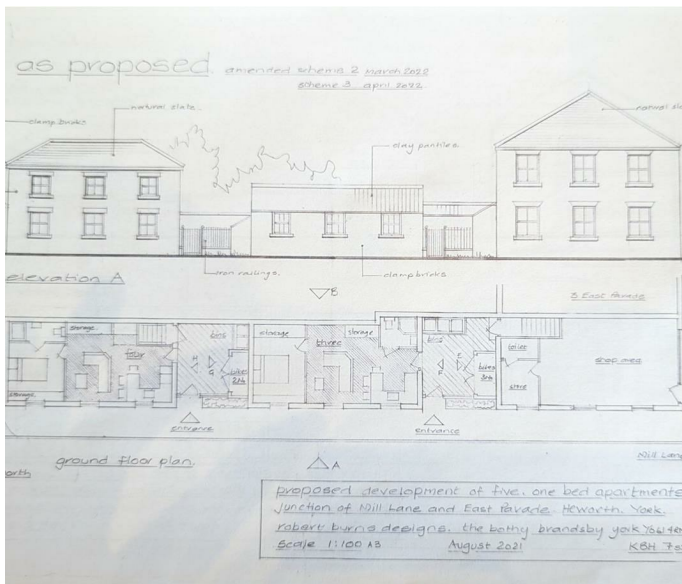
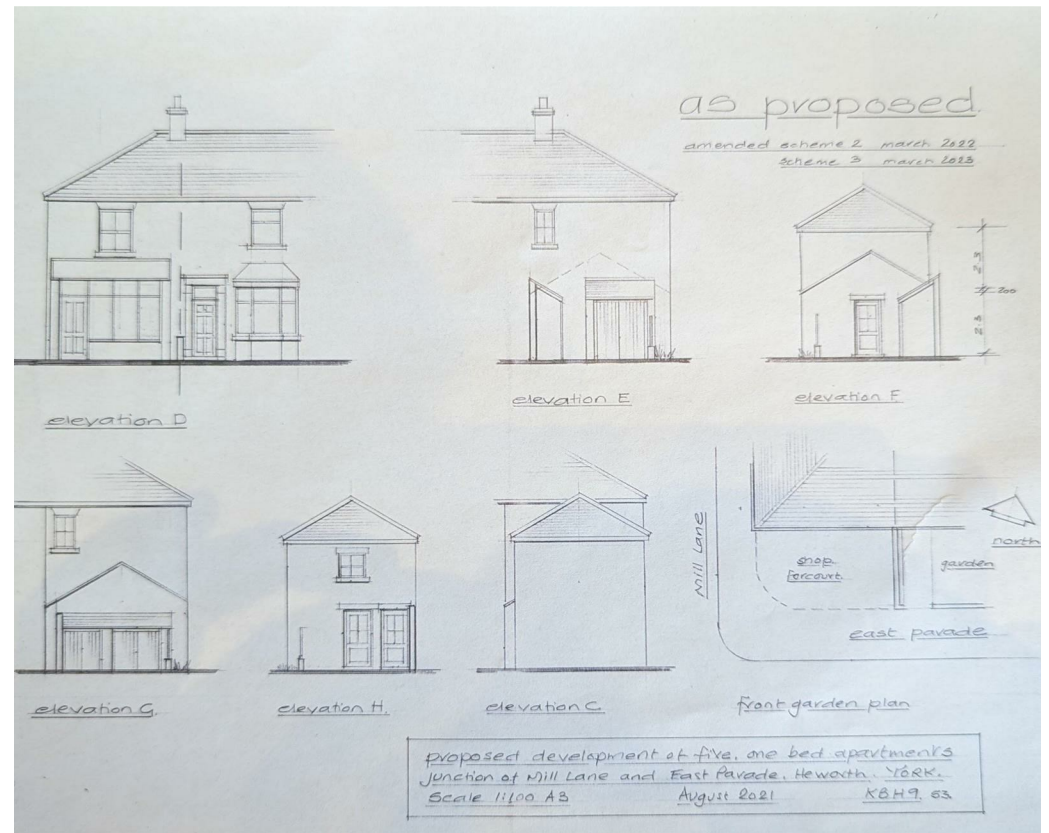
For illustrative Purposes Only - not to scale
Plan produced using PlanUp

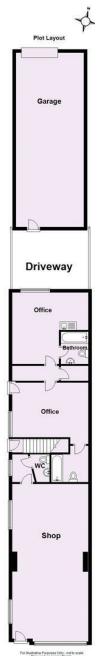
Guide Price £495,000

Tenure: Freehold

Council Tax Band: A







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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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