



## Gerard Avenue, York Offers In Excess Of £350,000

This is a rare chance to purchase a versatile mixed-use property in a popular suburb of York. 8 Gerard Avenue combines a prominent ground floor retail unit with a spacious three-bedroom semi-detached house, both with independent access.

The home has been thoughtfully extended to the side and rear to provide a living room, open plan kitchen-diner, utility room and ground floor shower room, complemented by a stylish, low-maintenance courtyard garden.

Perfect for those seeking a live/work opportunity, an investment or simply a well-positioned family home, this property offers flexibility, convenience and strong long-term appeal.



## DESCRIPTION

8 Gerard Avenue presents an exceptional opportunity to acquire a property that blends retail space with comfortable family living. The ground floor shop fronts directly onto Gerard Avenue, offering excellent visibility and a flexible space for a wide variety of businesses. Behind and alongside sits a well-proportioned three-bedroom semi-detached house that has been enhanced by single-storey extension.

The house is arranged to suit modern living, with an open plan kitchen-dining room, living room, utility and downstairs shower-room, in addition to three good-sized bedrooms and a family bathroom to the first floor. Outside, the rear courtyard-style garden has been designed for ease of maintenance while providing a private space for relaxing or entertaining.

With separate access to the shop and house, the property lends itself to a range of uses, from owner occupation with an adjoining business, a straightforward investment or family home (subject to the necessary consents).



## LOCATION

Gerard Avenue is ideally placed to take advantage of excellent local amenities, having local shops, supermarkets and independent outlets just a short walk away, while York city centre is only a short bus ride with its full range of shopping, dining and cultural attractions. Families are particularly well served, with schools including St Aelred's Catholic Primary, Hempland Primary and Heworth Church of England Primary all within walking distance, and Archbishop Holgate's School offering highly regarded secondary education just over a mile away. Convenient access to the city's inner ring road and outer ring road ensures excellent connections by car.

## ACCOMMODATION

The property extends to 144.36 sq.m (1,553 sq.ft) (GIA).

## SERVICES

We understand that the property benefits from mains water, drainage, gas and electricity.



## TENURE

The property is offered for sale freehold with vacant possession.

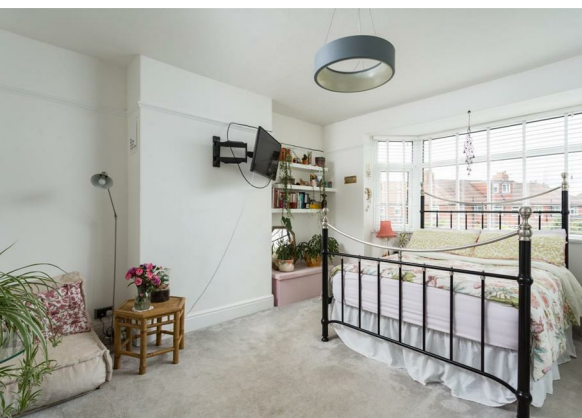
## LOCAL AUTHORITY

City of York Council.

## LOCAL TAXATION

Rateable Value: £5,500

Council Tax Band: B



## ENERGY PERFORMANCE CERTIFICATE

Commercial: C 61

Residential: D 65

## VIEWINGS

Strictly by prior appointment with the sole selling agents.

## COSTS

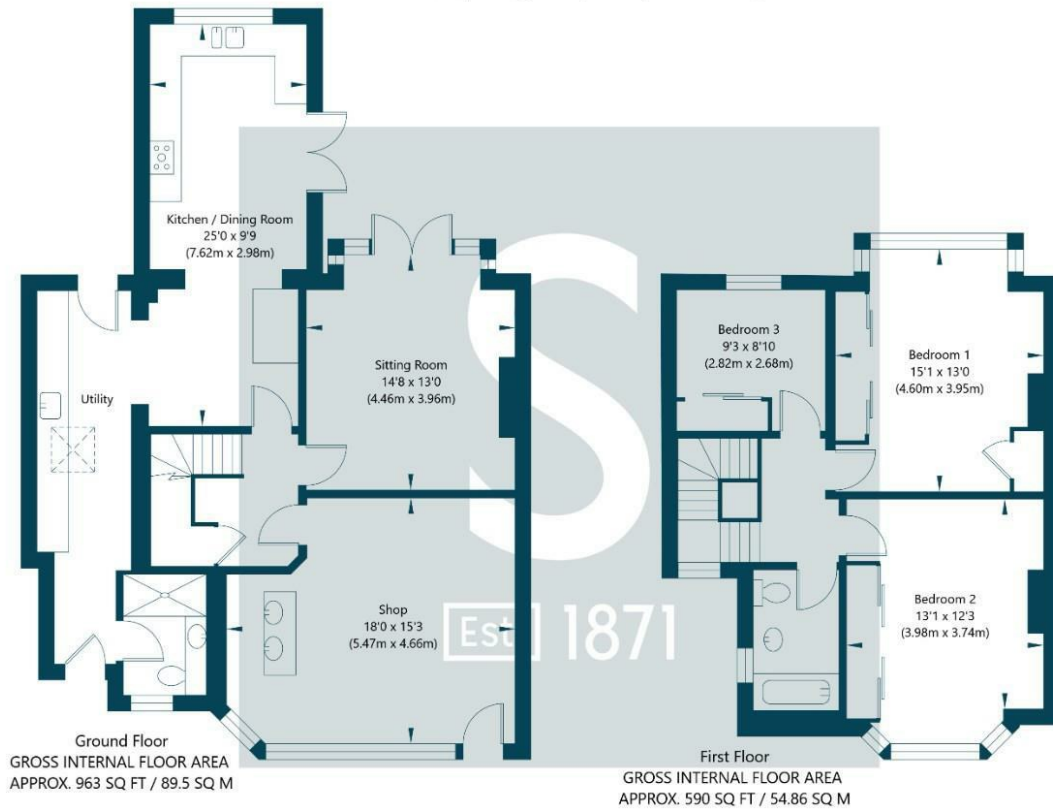
Each party will be responsible for their own legal and professional costs incurred in the transaction.

## VALUE ADDED TAX

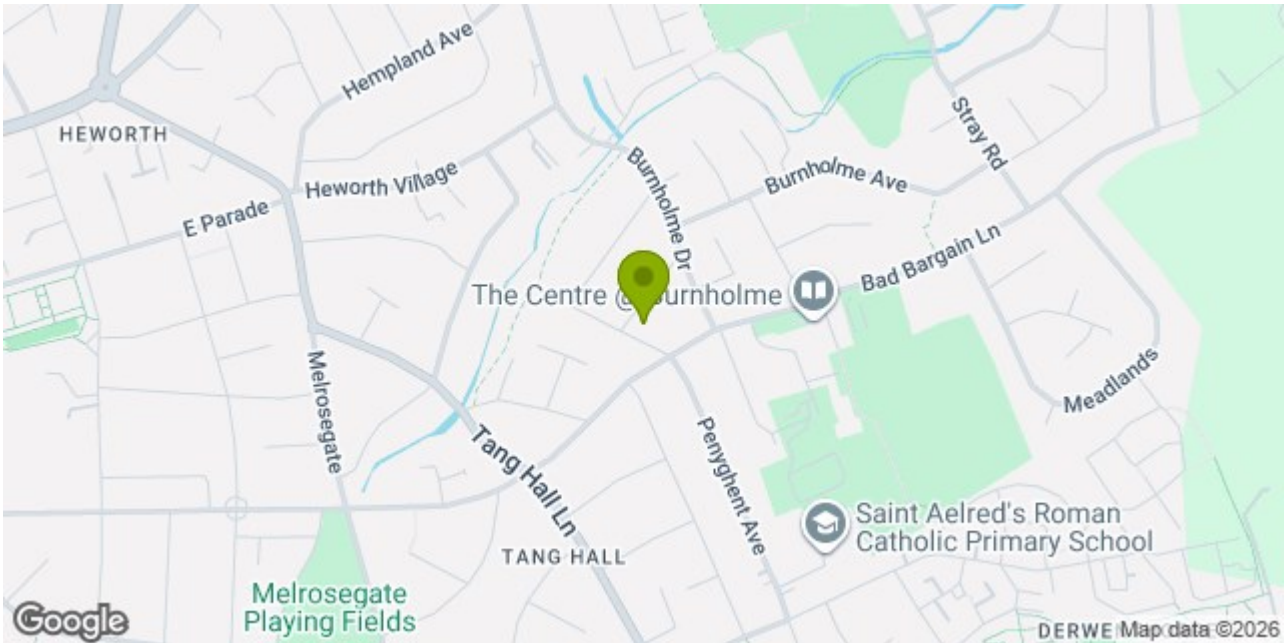
All figures quoted are exclusive of VAT. We are not aware that the property has been opted to tax.



Gerard Ave, Tang Hall, York, YO31 0QW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1553 SQ FT / 144.36 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

