

# FOR SALE

**BARRY  
CRUX** & COMPANY

CHARTERED SURVEYORS

VALUERS, PROPERTY CONSULTANTS & AGENTS



## 115 MILLFIELD LANE YORK, YO10 3AP

MIXED USE SEMI-DETACHED FREEHOLD PROPERTY WITH VACANT POSSESSION  
GROUND FLOOR SHOP AND SPACIOUS 3 BED MAISONETTE  
LARGE REAR GARDEN, GARAGE & ADDITIONAL ATTIC SPACE  
WOULD SUIT A VARIETY OF USES/OCCUPIERS

## FOR SALE - £235,000

*VIEWING: STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENTS*

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Barry Crux & Company Limited Registered Office: 20 Castlegate, York, YO1 9RP Registered in England No. 7198539 VAT Reg No. 500 9839 50  
Barry Crux & Company is the trading name of Barry Crux & Company Limited.

## LOCATION

The property is situated on Millfield Lane in the popular residential area of Tang Hall which lies approximately 2 miles east of York city centre. The property is also within walking distance to the University of York and may therefore be suitable for conversion into student lets.

## DESCRIPTION

The semi-detached property comprises a retail shop to part of the ground floor with a spacious maisonette occupying the remainder of the ground floor and first floor. Additional converted attic space provides further living accommodation. The property also offers a large rear garden and garage.

## ACCOMMODATION

### Description

#### RETAIL SHOP:

Ground floor sales area 4.22m x 5.14m

Ground floor store 1.60m x 3.64m

#### MAISONETTE:

##### GROUND FLOOR

Entrance lobby and stairs to first floor 1.81m x 4.64m

Sitting room 4.45m x 3.66m

Kitchen 2.99m x 3.87m

Dining area 2.71m x 2.44m

##### FIRST FLOOR

Bedroom 1 with en-suite 3.79m x 3.68m  
+ 2.29m x 2.52m (en-suite)

Bedroom 2 3.75m x 4.18m

Bedroom 3/Study 2.30m x 2.17m

Shower room 1.40m x 1.62m

ATTIC 4.48m x 5.21m

#### OUTSIDE:

Front: a concrete driveway leads to a single garage (2.88m (max) x 5.72m) with covered yard area beyond.  
Rear: a large garden containing trees and shrubs, concreted surface patio area and timber shed.

## SERVICES

We understand that all mains services are connected to the property.

## LOCAL AUTHORITY

City of York Council.

## RATEABLE VALUE

Ground Floor Shop - Rateable Value: £4,100 (2017 List)

Maisonette - Council Tax Band: B

## TENURE

The property is held freehold and will be sold with vacant possession.

## COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VALUE ADDED TAX

VAT will not be payable on the purchase price.

## ENERGY PERFORMANCE CERTIFICATE

The property has energy performance ratings as follows:

Maisonette - E43

Shop - C72

Full copies of the EPCs are available upon request.

## VIEWING

Strictly by appointment with the sole selling agents.



## AGENTS' NOTE

Barry Crux & Co for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given having taken all reasonable steps to avoid committing an offence. Nonetheless such statements do not constitute any warranty or representation by the vendor and are accurate only to the best of present information and belief of the vendor;
- (iii) no person in the employment of Barry Crux & Co has any authority to make or give any representation or warranty whatever in relation to this property, nor is any such representation or warranty given whether by Barry Crux & Co or the vendors or lessors of this property;
- (iv) any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections;
- (v) it is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes any offer. The making of any offer for the property will be taken as an admission by the intending Purchaser:-
  - a) that he has relied solely on his own judgement and or that of his advisers;
  - b) that, to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimer set out above;
  - c) that in entering any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and the terms of such contract.
- (vi) these particulars are supplied to interested parties and the recipient of them will be deemed to irrevocably agree:-
  - a) to treat all information in strictest confidence and not to divulge it to any other party except a professional adviser;
  - b) to make no approach to the vendors or lessors or their staff in any way;
  - c) to undertake to conduct all contact and negotiations through Barry Crux & Company;
  - d) to submit any offer in respect of this property/business to Barry Crux & Company, solely;
  - e) that they are provided in advance of any negotiations taking place and are so on the understanding that they are binding;
  - f) that in the event of a party proceeding with a purchase and/or letting in breach of any of the aforementioned, that party agrees to be liable and responsible for the commission fee and expenses of Barry Crux & Company as would be due from the vendor/lessor.
- (vii) It is a condition of sale that any party making an offer which is accepted, will be required to lodge a refundable deposit amounting to 2% of the agreed price (subject to a minimum of £2,500) with the Selling Agents, who will hold such monies as stakeholder, and account for it upon completion of sale. This will be in accordance with the rules and regulations of the Royal Institution of Chartered Surveyors.
- (viii) Any information provided within these particulars is for guidance purposes only and any interested party must satisfy themselves and verify the accuracy of them in their own right. The agents take no responsibility for any misinterpretation of any of the information provided within these particulars, which may be arrived at or concluded by any interested party.