



Main Street  
Fulford, York  
YO10 4PJ

Offers Over £775,000



Located in the highly sought-after area of Fulford, this substantial freehold investment property extends to over 3,000 sq ft and comprises three residential apartments and one commercial unit. Offered for sale as a going concern with tenants in situ, it presents an excellent opportunity for investors seeking to expand or diversify their portfolio. Unusually for such a prominent position, the property also benefits from off-street parking to the rear for several vehicles.

The accommodation briefly comprises a ground floor two-bedroom apartment accessed directly from Heslington Lane, featuring two double bedrooms, a three-piece bathroom, a spacious kitchen diner, a living room, and access to the rear car park. The first floor apartment offers three double bedrooms, a three-piece bathroom, a kitchen diner, and a separate living room, with access available from both Heslington Lane and the rear car park. The top floor apartment provides two bedrooms and is accessed via the private rear car park, with stairs leading up from the first-floor level.

Fronting Fulford Main Street, the commercial unit occupies a prominent trading position and is currently operated as a beauty salon. The unit offers generous and versatile accommodation comprising three principal treatment or office rooms, making it suitable for a variety of commercial uses, subject to any necessary consents.

To the rear of the property is a private parking area with space for multiple vehicles, adding further appeal for both residential tenants and the commercial occupier.

Offered with no onward chain and sold as a fully let going concern, this is a rare opportunity to acquire a substantial mixed-use investment in one of York's most desirable and well-connected locations. Early viewing is highly recommended.





# Main Street Fulford, York YO10 4PJ

Freehold  
Council Tax Band -

- Gross Yield 5.46%
- Potential Gross Yield 6.70%
- Mixed Use Residential And Commercial Building
- Sold As Going Concern With Freehold
- Three Apartments & Commercial Unit
- Parking To Rear
- Over 3000 SQFT In Size
- EPC D



TOTAL FLOOR AREA : 3180 sq.ft. (295.5 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 included in the plan the garage/stores 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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