



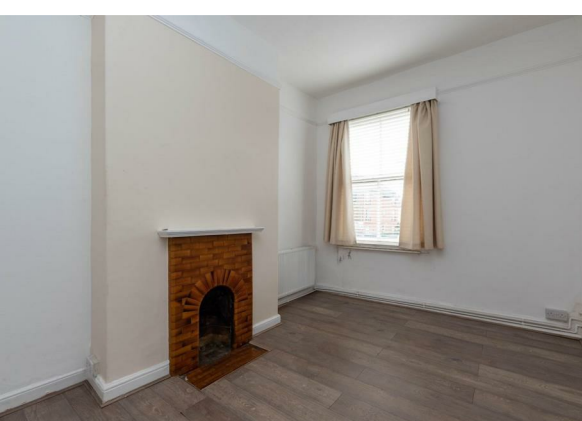
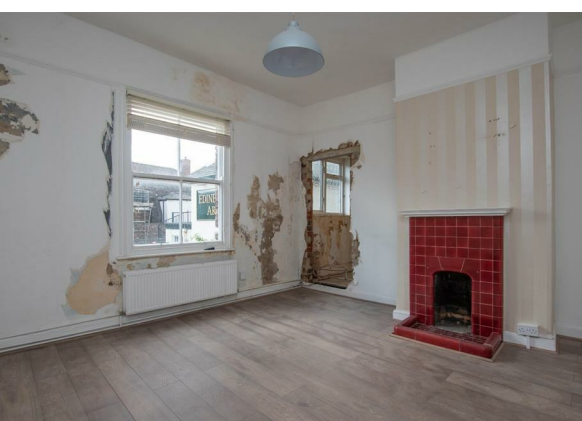
## The Former 'Woolpack Inn', Fawcett Street, York By Auction £350,000

\*\*\*\* FOR SALE BY PUBLIC AUCTION ON TUESDAY 18th MAY, 5pm AT THE YORK AUCTION CENTRE, MURTON \*\*\*\*

A Grade II listed former public house with approved planning consent to convert into a 6 bedroom, 5 Bathroom holiday let.

Guide Price £350,000 - £400,000





Located within a stones throw of the City Walls and York Barbican we present this wonderful opportunity to acquire a substantial dwelling with planning permission in place to convert into a thriving holiday let.

The property requires a programme of modernisation and remodelling however offers superb potential to create a successful holiday let within a prime location within the city centre.

The property currently presents a bar with lounge seating areas and toilets to the ground floor along with an arrangement of first and second floor bedrooms and living rooms.

Furthermore the property benefits from a cellar with internal & roadside access.

#### AGENTS NOTE:

Advice given from a specialist Holiday Let Agent based within the City of York has suggest yields of circa 12 -15% could be available following renovation works being carried out to high standard.

#### Planning

A successful planning application has been approved by the City of York Council;

Application Ref No: 19/01711/FUL

Application at: The Woolpack Inn 6 Fawcett Street York YO10 4AH

For: Change of use from public house to holiday let (Use Class C3)

#### Auction Conditions

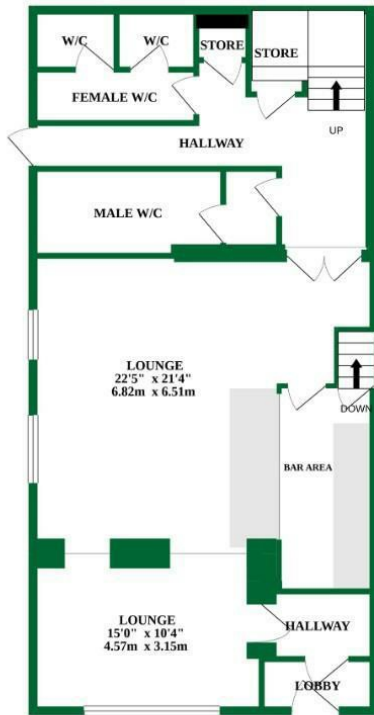
The property is being sold by public auction on Tuesday 18th May, 5pm at the York Auction Centre, Murton. The auction will be conducted under RICS standard Auction conditions.

The successful bidder will be required to place a 10% non refundable deposit and complete the transaction no later than 21 days thereafter. A buyers premium of £216 will also be payable.

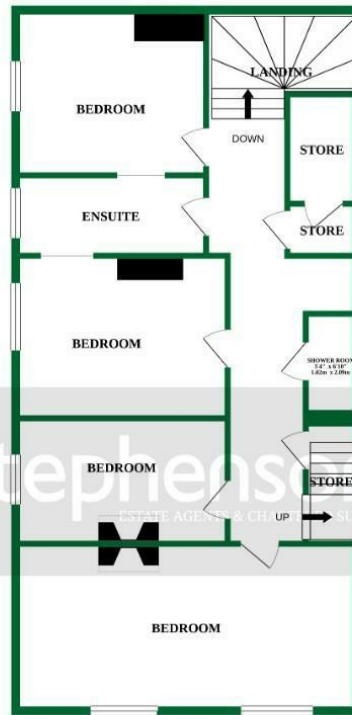
#### Special Conditions

On completion the BUYER is to pay to the SELLER and in addition to the PURCHASE PRICE £3,272.90 by way of reimbursement of the cost of the legal fees, searches and VAT incurred by the SELLER

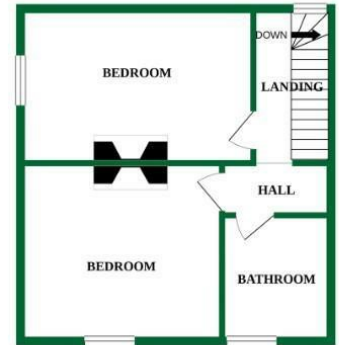
GROUND FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR  
1003 sq.ft. (93.2 sq.m.) approx.



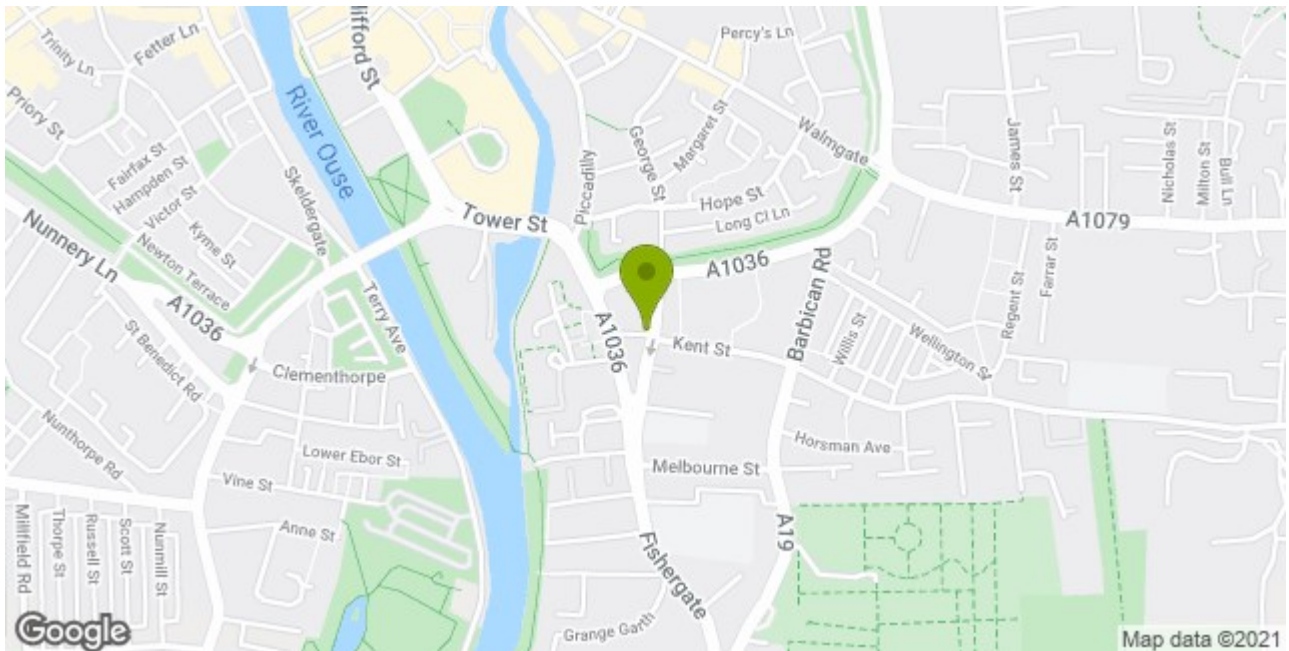
2ND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



FORMER WOOLPACK INN, FAWCETT STREET, YORK

TOTAL FLOOR AREA : 2459 sq.ft. (228.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.  
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## Stephensons

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Knaresborough	01423 867700
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York Auction Centre	01904 489731
Haxby	01904 809900

## Partners

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I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
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## Associates

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N Lawrence

