



Agar Cottage & The Old Chapel Warthill, York
£650,000



Ashtons



TOTAL APPROX. FLOOR AREA 1549 SQ.FT. (143.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO ₂ emissions		
Current	Potential	
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	Potential	



Description

We offer this rare potential development opportunity for the discerning buyer to acquire this most unique bungalow and detached former Chapel set in large mature grounds. Located in the heart of this sought after local village approximately four miles from the city centre. The detached bungalow offers the most versatile space over 1500 sq ft of living accommodation, solely on the ground floor. Making this a superb family home with the benefit of a double detached brick garage.

The Old Chapel has previously had the benefit of planning permission for conversion into residential with conditions applying. The property is sold as it is with masses of potential for the successful buyer to apply for whatever they wish to do with the property. Agents note: The boundary on the plans has altered, please speak to the agents who can advise accordingly (this is solely if the properties were to be sold separately).

Properties priced as realistically as this seldom become available in Warthill, one of York's most sought after villages