

QUANTUM

S A L E S & L E T T I N G S



Adams House, 5 Main Street, Fulford, York, YO10 4HJ

£875,000



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Quantum are delighted to bring to market this charming double fronted guest house, located on the prestigious Fulford Road.

Planning consent for change of use to residential was previously granted and is being re-applied for at present.

There is a fantastic opportunity to run this established guest house which has been operating for over 20 years in one of York's prime areas. We have accounts available for the last 4 years for buyers who wish to pursue the guest house business.

The property is conveniently located for the University of York Fulford Golf Club and the David Lloyd leisure centre. The nearby A64 gives access to Leeds and the wider motorway network, as well as the McArthurGlen Designer Outlet and to Monks Cross retail shopping centre with the recent addition of the Vangarde shopping park.

The property is deceptively large covering around 3,443 sq ft. Currently there eight guest rooms of varying size; all but one being ensuite, as well as the owners' bedroom to the 2nd floor. Coupled with a large guest dining room, very large living room and kitchen and utility room space is unlikely to be an issue!

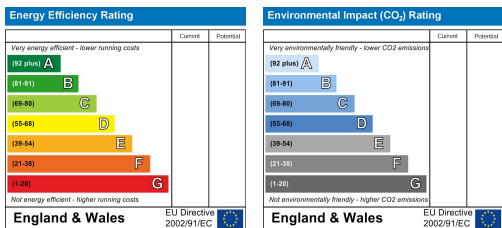
For Sale

Description

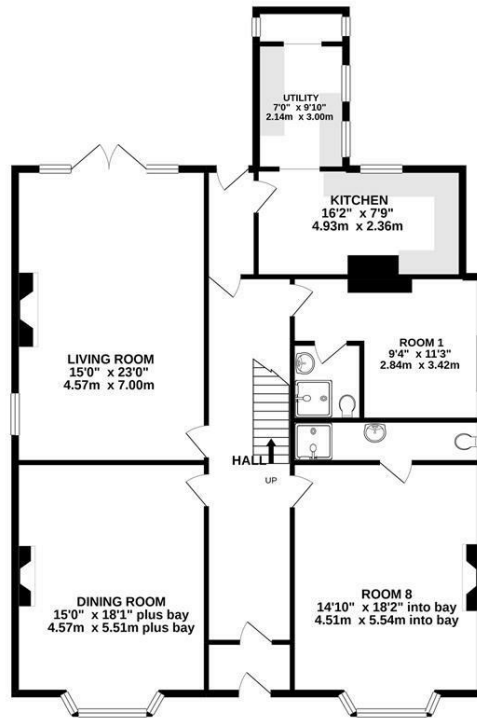


Situation

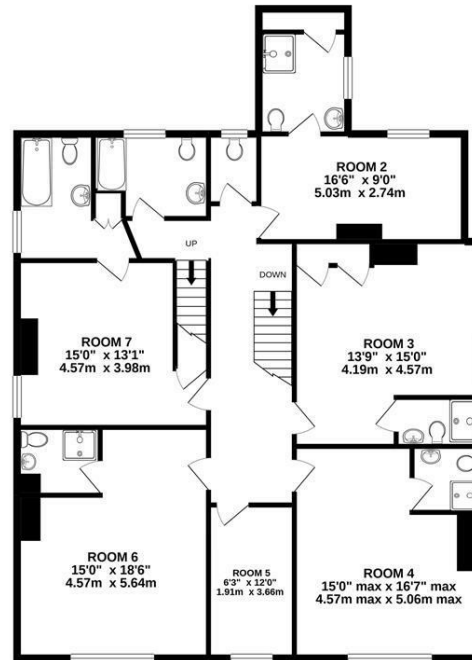
Energy Performance Graphs



GROUND FLOOR
1564 sq.ft. (145.3 sq.m.) approx.



1ST FLOOR
1524 sq.ft. (141.6 sq.m.) approx.



2ND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 3443 sq.ft. (319.9 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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