



2 York Road, Douglas
Isle Of Man

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Asking Price: £630,000



2 York Road

Douglas, Isle Of Man

This flexible period townhouse offers three self-contained units, including a 1,300 sq ft family home plus two income-producing apartments, centrally located with strong investment potential.

Tenure: Freehold

- A spacious townhouse arranged as three separate units, offering strong income potential and well suited to families or investors. The property is also ideal for those seeking multi-generational living
- The main residence offers over 1,300 sq ft of living accommodation arranged across two floors.
- This includes lounge, modern dining kitchen, utility room, wc, home office / 4th bedroom, 3 double bedrooms (1 ensuite) and family bathroom
- The Nest is a beautifully presented 1 bedroom apartment with a spacious lounge, dining kitchen and bathroom.
- Currently operated as holiday accommodation on Airbnb, the property has built an excellent reputation, supported by over 150 five-star reviews.

- The basement apartment is tenanted by reliable, long-standing occupants.
- The accommodation includes a lounge, kitchen, two bedrooms, and a family bathroom.
- This beautiful period home is centrally located and ideal for families seeking town-centre living, close to schools and local amenities, with the added benefit of additional income.
- The property benefits from a small private front lawn, along with an easy-to-maintain block-paved area to the side.
- Each unit benefits from its own separate entrance, providing added privacy.

Outside

To the front of the property is a pleasant private lawned garden, bordered by privet hedging to provide a good degree of privacy. Steps lead up to the main residence, with additional steps giving access to the low-maintenance block-paved area and the separate entrances for The Nest and the basement apartment. Side gates also provide convenient access onto the footpath.





Main House

A beautiful period townhouse, centrally located in Douglas and just a short walk to the promenade, beach and town centre. With schools, Noble's Park, and a range of amenities nearby, it offers an excellent setting for family life.

Porch

The solid wood front door, with slim glazed panels, opens into a welcoming tiled porch. Decorative coving adds a touch of character, and a cupboard neatly houses the electric fuse board. An internal glazed door leads through to:

Entrance Hall

A spacious and welcoming entrance hall with high ceilings, enhanced by decorative coving. Laminate wood flooring runs throughout, with stairs rising to the first floor.

First Floor Landing

The original staircase, with handrail and balustrades, leads up to the second floor.

Lounge

A bright and spacious living room featuring a large bay window with built-in seating, allowing plenty of natural light. Wood flooring adds character, making this an ideal space for relaxing or spending time with family and friends.

Dining Kitchen

A modern fitted kitchen offering a good range of cupboards and drawers, finished with sage green-fronted units and a contrasting worktop. The workspace incorporates a double stainless-steel sink with drainer and tiled splashbacks. Integrated appliances include a four-ring induction hob, oven and grill, fridge freezer, and dishwasher.



Dining Kitchen Cont...

Feature wood flooring runs throughout. The dining area is set within a charming bay window with bench seating, providing an inviting spot for family meals, while a separate seating area with television point offers space to relax. Overall, this is a comfortable and sociable room, well suited to everyday family living.

Utility Room

A practical utility room fitted with worktops and plumbing for a washing machine, with space for a tumble dryer below. The oil-fired central heating boiler is located under the countertop, along with shelving and a handy storage cupboard. A stainless steel sink and drainer completes the space.

Wc

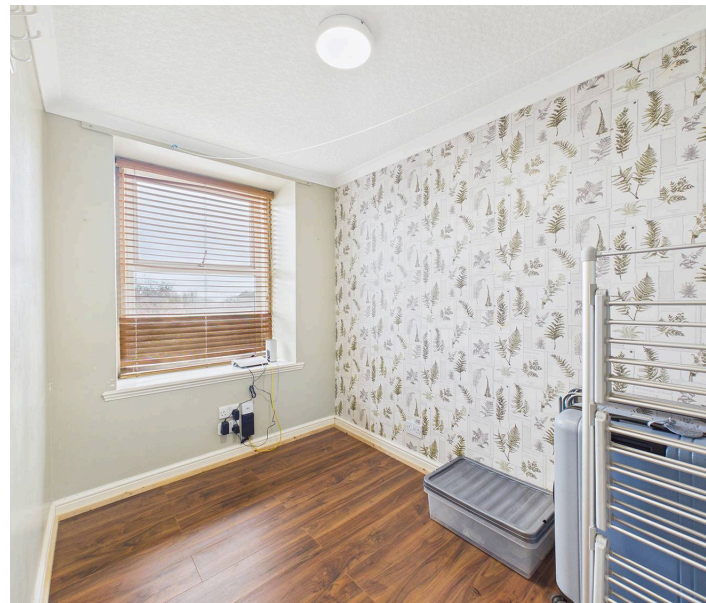
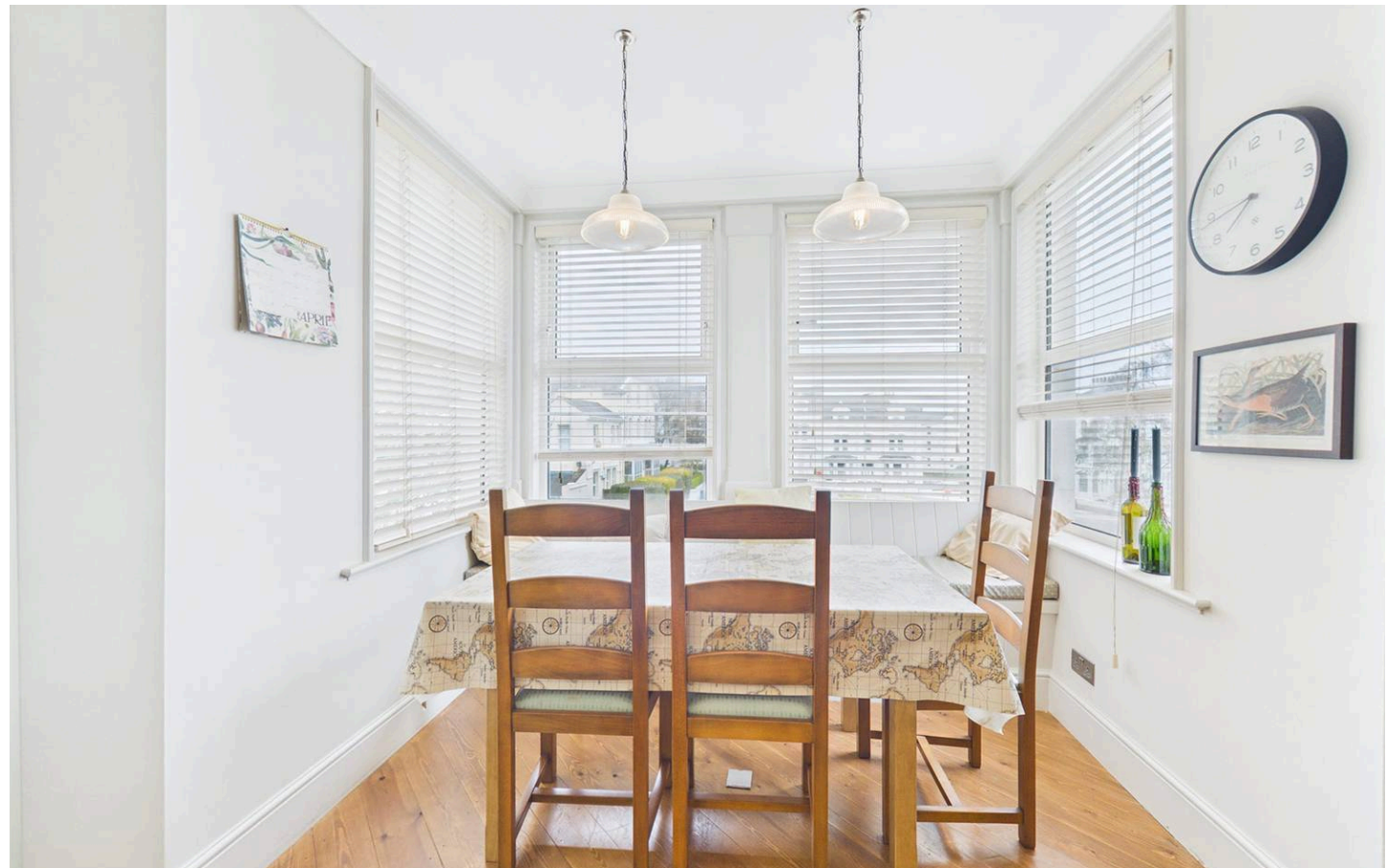
Comprising a WC and a wall-mounted wash hand basin with decorative tiled splashbacks, along with a wall-mounted mirror and extractor fan.

Home office / Occasional 4th Bedroom

A versatile room suitable for use as a home office or occasional bedroom. A large uPVC window allows plenty of natural light, creating a bright setting. Laminate wood flooring adds a modern touch, with phone and fibre connection points in place.

Second Floor Landing

A Velux window allows natural light to fill the area, with space ideal for a storage seat. The original staircase, complete with handrail and balustrades, adds character.





Bedroom 1

A light and spacious double bedroom enjoying distant views over the rooftops towards Douglas Bay. The room benefits from a built-in wardrobe with hanging space, modern laminate wood flooring, and ample room for a vanity desk and additional drawers.

Bedroom 2

A generous double bedroom enjoying views over the rooftops. The room benefits from built-in twin wardrobes with hanging space and shelving, while wood flooring completes the space.

Bedroom 3

A charming double bedroom located to the rear of the property, featuring built-in wardrobes and wood flooring. The room also enjoys distant sea views.

Ensuite Bathroom

The bathroom is fitted with a bath with mixer tap and shower attachment, complemented by tiled surrounds. There is also a separate corner shower with glass screen and door, along with a WC and pedestal wash hand basin. Tiled walls and wood flooring complete the vintage style room.



The Nest

Kitchen

A modern and contemporary fitted kitchen offering a good range of wall and base units, finished with green-fronted cupboards and drawers, complemented by contrasting wood-effect worktops and tiled splashbacks. A breakfast bar provides casual dining space, while large uPVC windows allow plenty of natural light. Appliances include an electric oven and hob, with plumbing for a washing machine and slimline dishwasher, and space for a fridge freezer. Additional features include a separate entrance door, television point, practical shelving, under-counter lighting, fitted blinds, and laminate wood flooring for ease of maintenance.

Living Room

A welcoming living room featuring a large bay window that allows plenty of natural light. A beautiful feature fireplace with an electric fire sits on a tiled hearth with a decorative surround, creating an attractive focal point. Full-height bookshelves provide excellent storage, alongside a television point. The room is finished in a modern style with laminate wood flooring throughout.

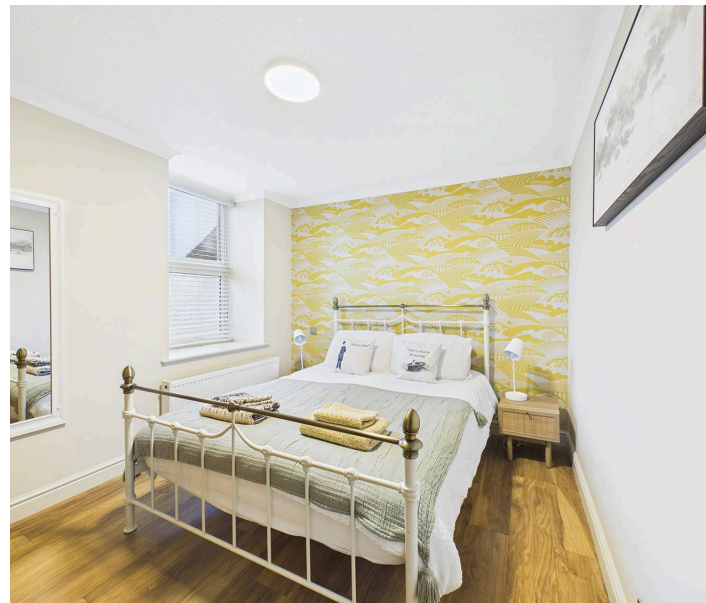
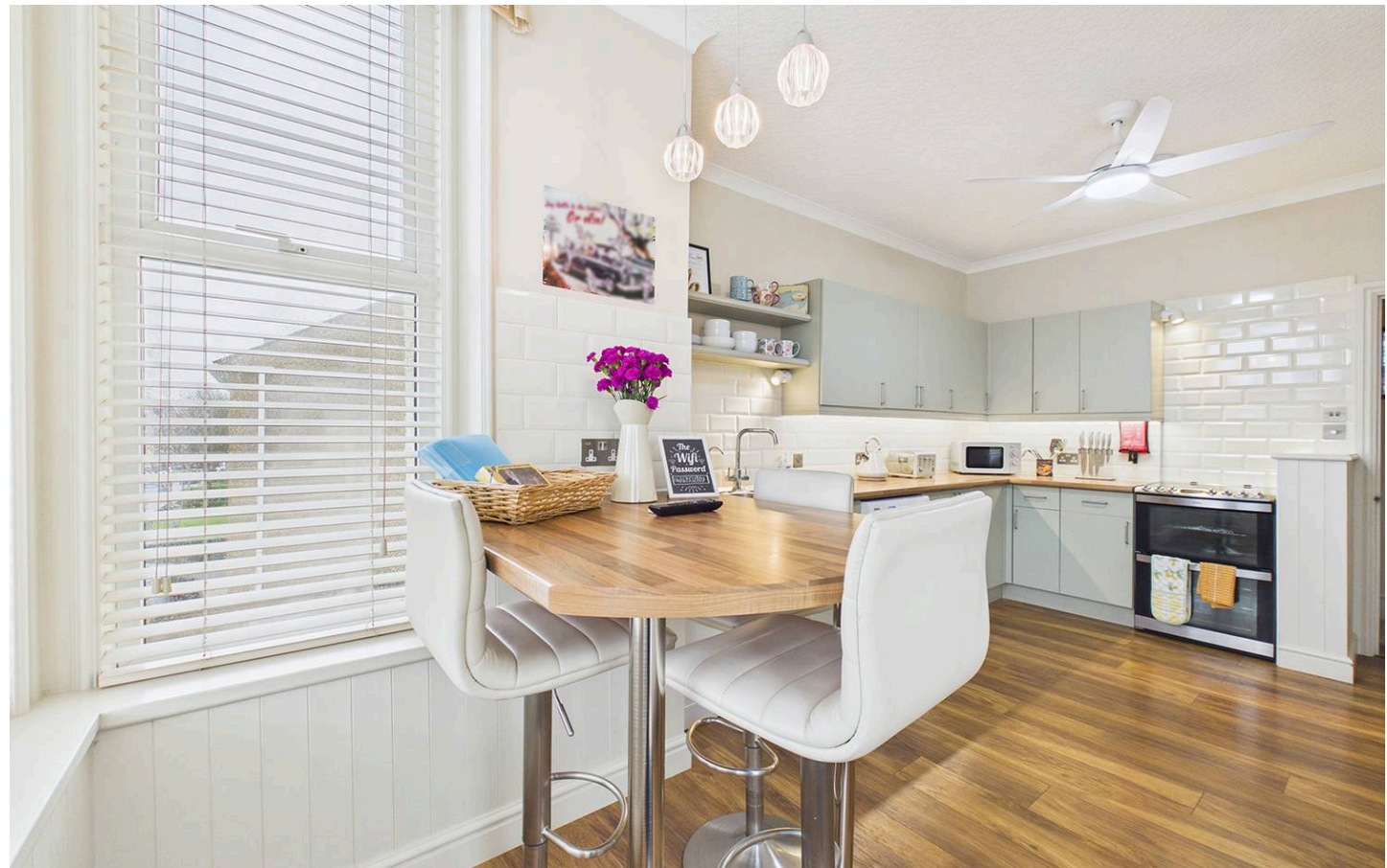
Inner Hall

Bedroom

A lovely double bedroom with laminate wood flooring continuing throughout. The room benefits from a television point, a uPVC window providing natural light, and ample space for a wardrobe and additional furniture.

Bathroom

Fitted with a WC and pedestal wash hand basin, with a mirror and light above and decorative tiled splashbacks. There is an enclosed corner shower cubicle with tiled surround and sliding glass doors, along with an extractor fan. Laminate wood flooring and a large uPVC window with fitted blinds provides natural light.





The Basement Apartment

Kitchen

A fitted kitchen offering a good range of cupboards and drawers with laminate worktops. The kitchen incorporates a stainless-steel sink and drainer with tiled splashbacks, along with a wall-mounted gas-fired central heating boiler. Appliances include an eye-level oven and grill, with a four-ring electric hob, and there is space for a fridge freezer. Laminate wood flooring runs throughout.

Lounge

A well-proportioned living/dining room featuring a large bay window with fitted blinds, allowing plenty of natural light. The room benefits from laminate wood flooring, a television point, and a large fireplace (redundant), complemented by wall lights and a central ceiling light.

Hallway

Bedroom 1

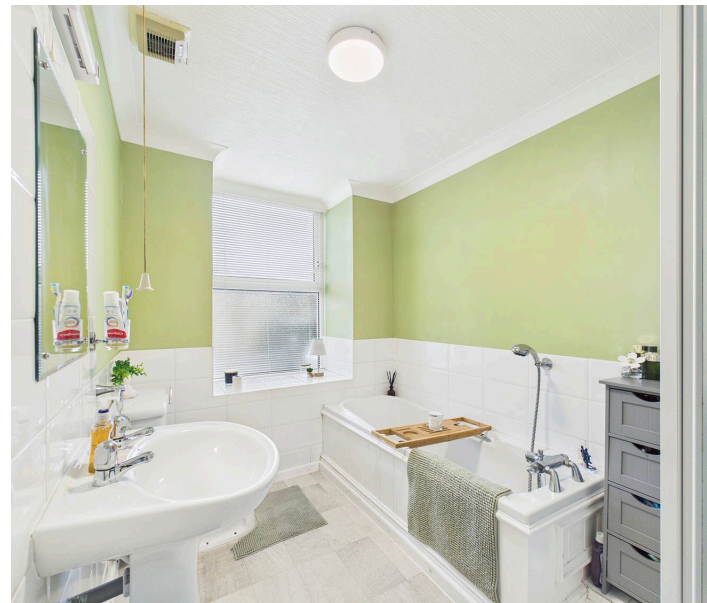
A spacious double bedroom featuring a large bay window that provides an abundance of natural light. Wood-panelled walls add character, while fitted blinds offer a clean and practical finish.

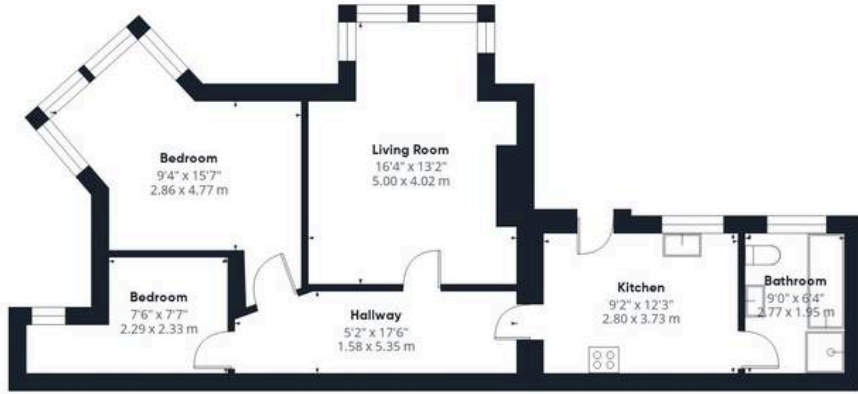
Bedroom 2

A single bedroom finished with laminate wood flooring, featuring a window that provides natural light. A built-in cupboard discreetly houses the electric meters.

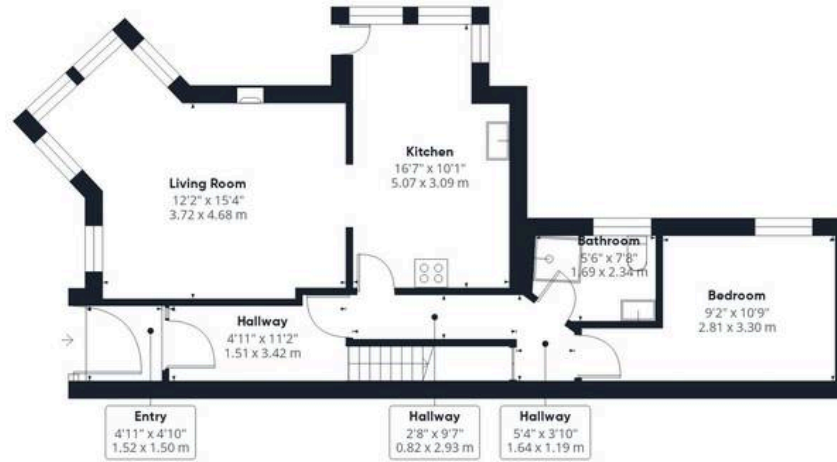
Bathroom

The bathroom is fitted with a panelled bath with mixer tap, a corner shower cubicle, a WC, and a pedestal wash hand basin with a wall-mounted mirror and light above. The walls are part tiled, with vinyl tile-effect flooring underfoot. A large window with opaque glass and fitted blinds provides natural light.





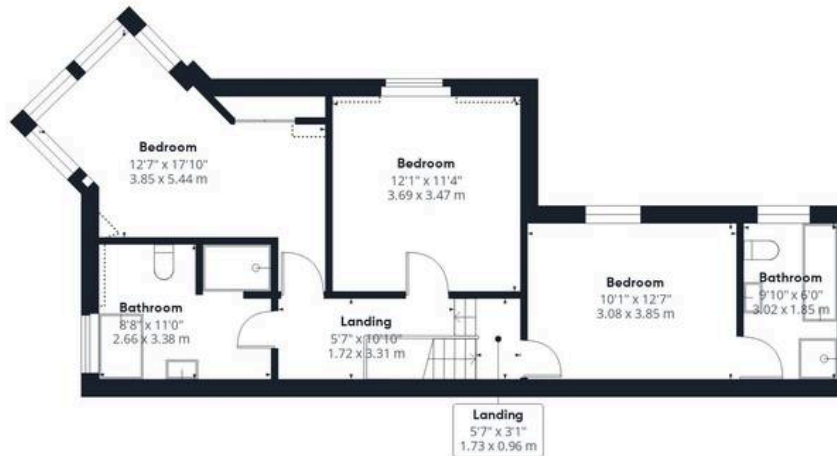
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

2758 ft²

256.3 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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