



## Heslington Lane, , York, YO10 4HS

- HMO Investment
- Excellent location
- Let until 5th July 2026
- Well presented
- Council Tax Band C
- Five bedrooms
- Bathroom and shower rooms
- Gardens front and rear
- Off road parking

**£575,000**





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## DESCRIPTION

HMO (HOUSE OF MULTIPLE OCCUPANCY) INVESTMENT PROPERTY.

This property represents an excellent investment in York for a HMO investor to add to their portfolio. Located in the desirable residential area of Heslington Lane and close to the university, this traditional semi-detached property is well-presented and well-maintained throughout. The accommodation has five bedrooms and is let until the 5th of July 2026 at £187.00 (Including bills), per room per week representing an annual gross income of £48,620. An early viewing is strongly recommended to avoid disappointment.

The property which benefits from gas fired central heating and UPVC double glazing briefly comprises, entrance hall, communal lounge, fitted kitchen, dining room and spacious utility room, two ground floor bedrooms services by shower room and WC, Stairs to first floor galleried landing, three first floor bedrooms and three-piece bathroom. Outside are gardens to front, drive with off road parking for several cars, pedestrian access to enclosed gardens at the rear.

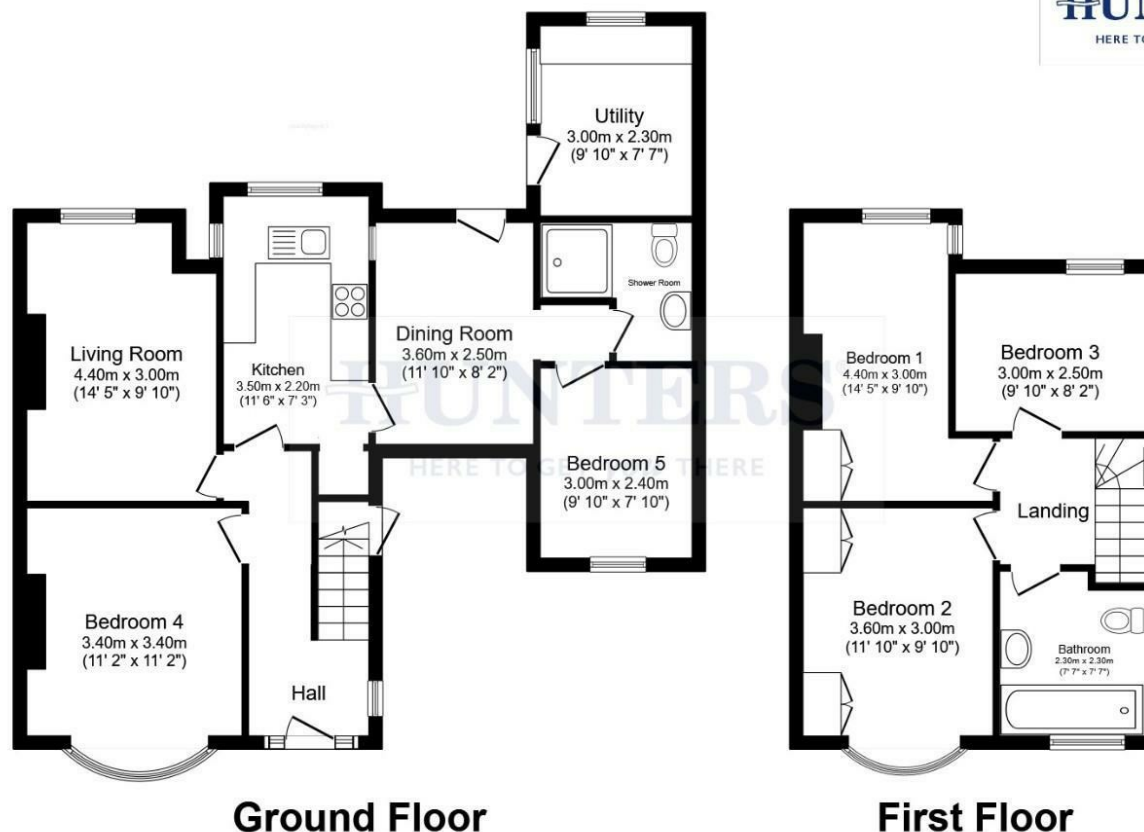
\*Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier, Coadjute, who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £40 + VAT per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.











Total floor area 116.6 sq.m. (1,255 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

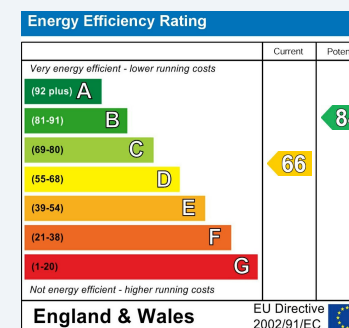
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.