



Nicholas Street, York, YO10 3EQ

- HMO/ Student Property
- Five Bedrooms
- Garage/Store
- High Yield Investment
- Excellent Location
- Council Tax Band C

£500,000



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DESCRIPTION

HMO (HOUSE OF MULTIPLE OCCUPANCY) INVESTMENT PROPERTY.

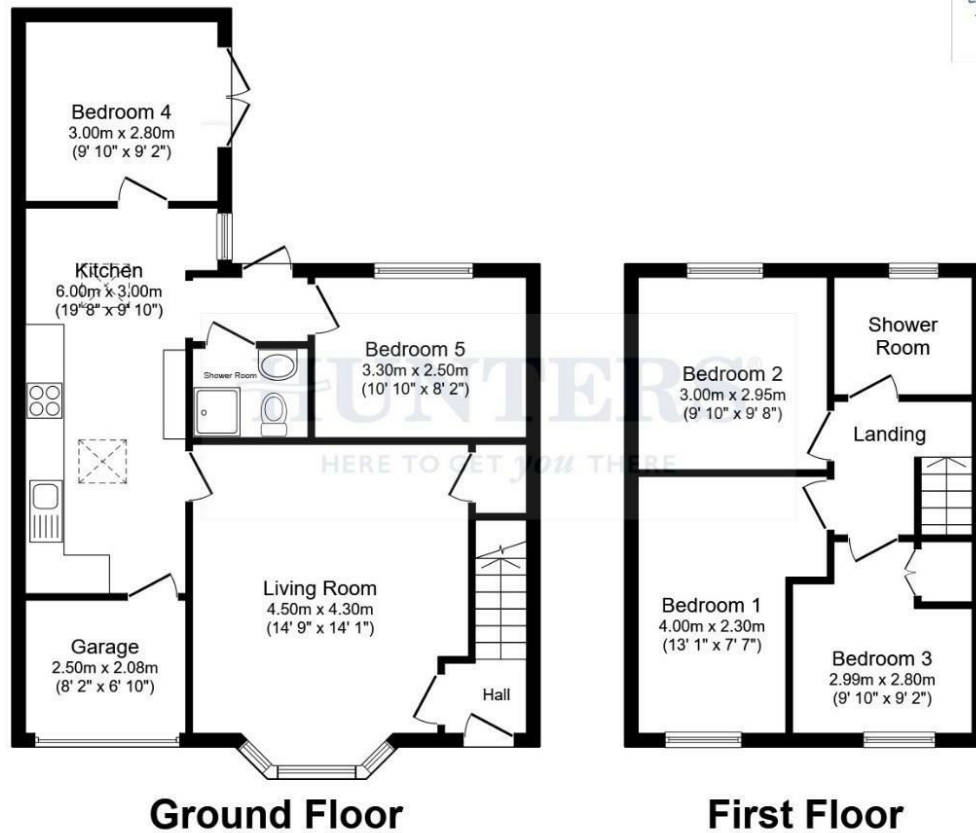
This property offers an exceptional investment opportunity in York for HMO investors seeking to expand their portfolio. Perfectly positioned between York's historic city walls and the University of York campus, this well-presented and carefully maintained end-terrace home combines location, quality, and strong rental returns.

The accommodation comprises five bedrooms and is currently let until 5th July 2026, with each room generating £202 per week including bills. This equates to a substantial annual gross income of £52,520, making it a highly attractive proposition for investors. The property also features two bathrooms, a communal courtyard, a spacious kitchen, a comfortable living room, and a dedicated storage area, all designed to meet the needs of student tenants.

Early viewing is strongly recommended to fully appreciate the value and potential this investment property has to offer.

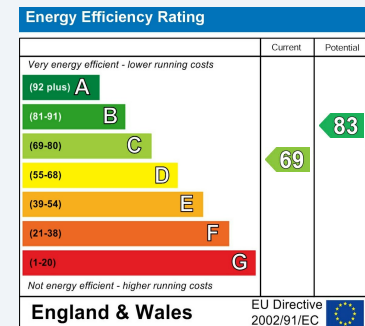






ENERGY PERFORMANCE CERTIFICATE

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.

Total floor area 105.2 sq.m. (1,132 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

Viewings

Please contact 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.