



82a Cromer Street  
York YO30 6DL

# 82a Cromer Street York YO30 6DL

£340,000

STUDENT INVESTMENT let till 2025 offering 4 letting rooms positioned over 3 floors. The property has been a successful let for the current owner for many years. There is a first floor large communal lounge and kitchen with the added bonus of a separate utility room on the top floor. Bathroom and additional shower room offering options and an outside garden area.

Gross rental income totals £2,929.32 per calendar month. (Utility bills are included within the rental figure.)

EPC rating C  
Council Tax band B

### Entrance Hallway

UPVC door. Radiator. Under stairs storage. Doors to further rooms. Stairs to first floor. UPVC part glazed door to the rear garden.

### Bedroom One (Ground floor)

12'2" x 8'2" (3.71m x 2.49m)

Window. Radiator.

### Bedroom Two (Ground floor)

10'8" x 8'3" (3.25m x 2.51m)

Allium sliding doors into the garden. Radiator.

### Ground floor shower room

8'7" x 2'11" (2.62 x 0.89)

Fitted suite comprising; Shower, wash hand basin and toilet. Radiator. Opaque window.

### Stairs to first floor

### Communal Living Room

14'10" x 11'5" (4.52m x 3.48m)

Timber framed bay window. Two radiators. Further doors to kitchen, bedroom three and landing to second floor.

### Communal Kitchen

9'0" x 7'11" (2.74m x 2.41m)

Fitted with high and low level units and coordinating worktops. Sink and drainer unit. Integrated oven with 4 ring gas hob and extractor hood over. Timber framed window. Recently installed Boiler under warranty.

### Bedroom Three (First floor)

10'8" x 8'7" (3.25m x 2.62m)

Radiator. Window.





**Lobby with stairs to second floor**

Window.

**Bedroom Four (Second floor)**

Two Velux windows. Radiator.

**Bathroom**

Fitted suite comprising; shower, separate bath, wash hand basin and toilet. Radiator. Velux window.

**Utility Room**

Space for appliances, currently housing washing machine and dryer. Handy storage cupboard. Velux window.

**Material Information**

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is B. The Local Authority is the City of York Council.

The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a gas boiler which supplies the heating and hot water.

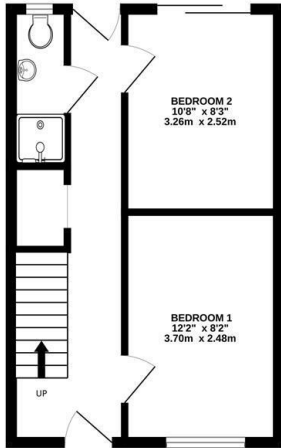
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



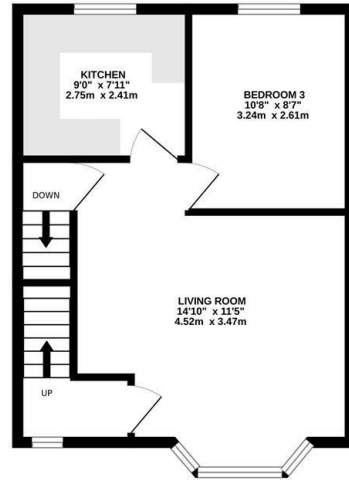
**Current Tenancy Information**

- \* The property, currently let to a group of 4 students and is managed by IG property.
- \* Gross rental income totals £2,929.32 per calendar month. (Utility bills are included within the rental figure.)
- \* Gross yield of 10.3% at full asking price
- \* The tenancy runs from 6th August 2024 to 30th July 2025
- \* The Gas Safety Certificate is valid until 14th November 2024.
- \* The Electrical Installation Condition is valid until 11th March 2025
- \* The boiler was newly fitted in November 2023 with a 10 year warranty until 13th November 2033.

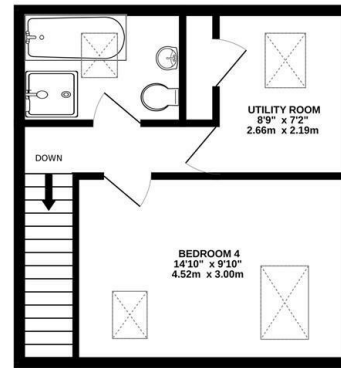
GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.

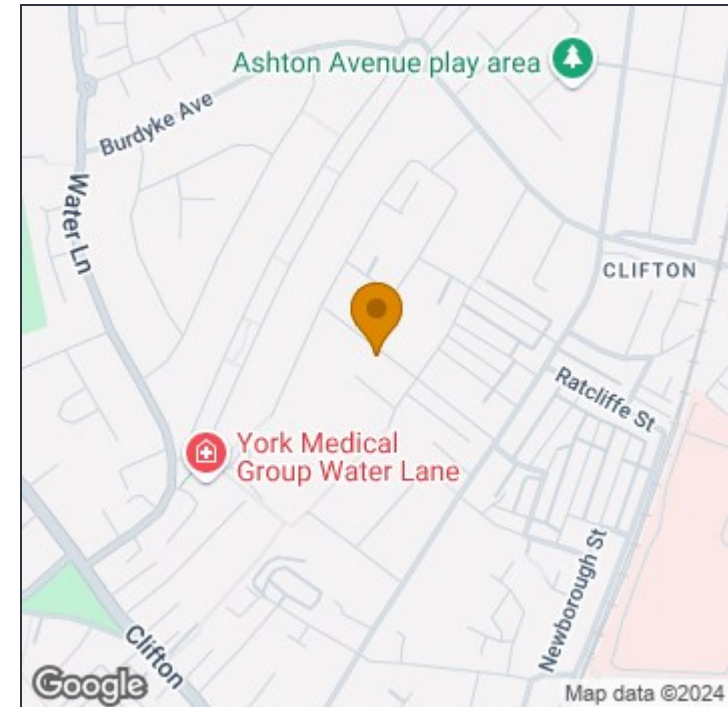


2ND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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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