



21 Norman Street
, York YO10 3LH

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£245,000

****ATTENTION INVESTORS**** Norman Street is let on the student rotation, with tenants already lined up for July 2025. In brief the accommodation offers: open plan lounge with dining area, kitchen, ground floor bathroom and two double bedrooms to the first floor.

Located just off Hull Road the two bedroom terrace is situated in a prime location and is sure to be popular!

Call us now for further information and viewings - 01904 631631

EPC Rating D
Council Tax Band B

Entrance Lobby

Timber door. Door to lounge.

Open plan lounge/Dining

24'0 x 11'10 (7.32m x 3.61m)

Two UPVC windows. Radiator. Built in cupboard housing meter. Door through to the kitchen. Open staircase leading to the first floor.

Kitchen

10'9 x 6'0 (3.28m x 1.83m)

Fitted wall and base units with coordinating worktops. Sink and drainer unit. Undercounter fridge and freezer. Electric cooker. Washing machine. Boiler. UPVC window. Opening through to inner hallway.

Inner Hallway

Built in cupboard. Radiator. Door to bathroom. Glazed timber door to rear yard.

Bathroom

6'6 x 5'10 (1.98m x 1.78m)

Three piece suite comprising; bath with shower over, wash hand basin and toilet. Radiator. Opaque UPVC window.

Stairs to first floor

Loft hatch access to the top of landing.





Bedroom One

15'7 x 10'8 (4.75m x 3.25m)

Radiator. UPVC window. Two built in cupboards.

Bedroom Two

10'1 x 8'8 (3.07m x 2.64m)

Radiator. UPVC window. Built in cupboard and four built in drawers.

Rear Yard

Walled rear courtyard with raised flower borders and gated access to the alleyway.

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 combi 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

Additional Information

The property is rented out on the student rotation. The current tenancy ends on the 30th June 2025.

The new tenancy starts on the 12th July 2025 for a fixed term until the 30th June 2026 achieving £1646.00pcm (excluding bills).

This information is correct at the time of marketing. If you have any questions please contact us in the office.

Inventory available on request.

Gas cert next due December 2025

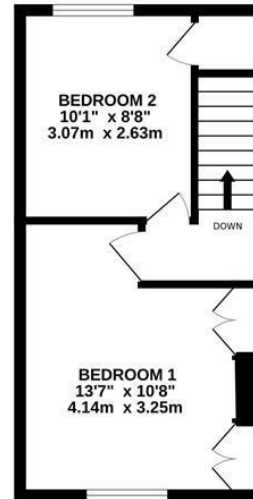
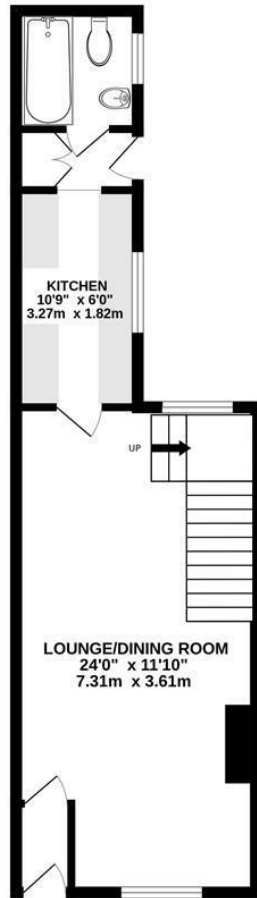
EICR next due May 2026

Deposits held within the TDS



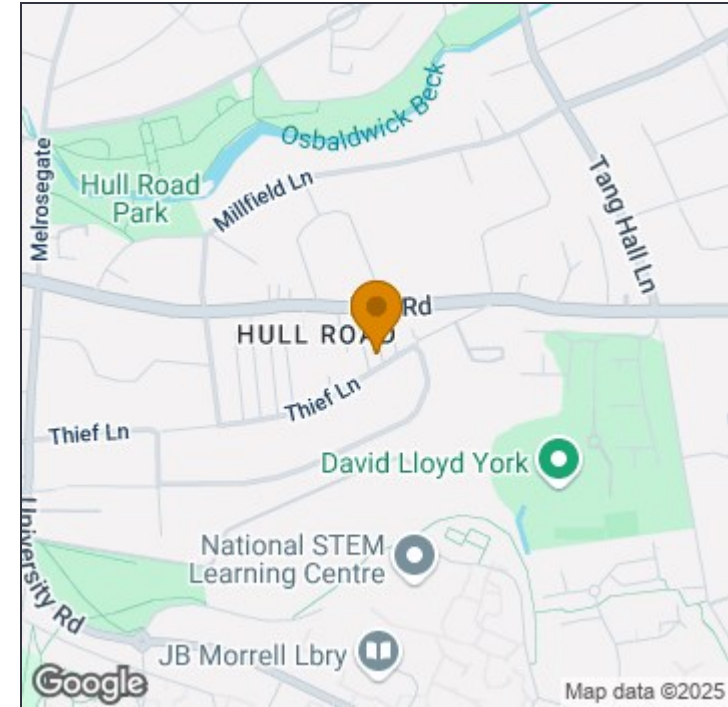
GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.

1ST FLOOR
280 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 677 sq.ft. (62.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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