



10 Haxby Road
York, YO31 8JX
Guide Price £400,000

EXCELLENT INVESTMENT OPPORTUNITY! A FOUR BED STUDENT RENTAL WITH TENANTS CONTRACTED UNTIL SUMMER 2025! Churchills are offering for sale this period townhouse built in 1850, located in a prime area for York St John University, the hospital and convenient for York city centre. Located on Haxby Road, this impressive house has been successfully run as an investment property for many years by the current vendors and is in possession of necessary certification as well as an EPC rating of C. From academic year 2024/25 the property will be achieving over £35,000 per annum, with added benefits of UPVC glazing and modern gas central heating. The bright and airy living accommodation comprises entrance hallway, ground floor bedroom, sitting/dining room, kitchen, three piece shower room, first floor landing and three first floor double bedrooms. The property is to be sold with kitchen appliances and furniture included. To the outside is a traditional front forecourt, rear walled courtyard with large wooden storage shed and gated access to the service alley and side street. Viewings are strictly by appointment, please call Churchills Estate Agents today!

Entrance Hall

Wooden entrance door, power points. Exposed wooden floorboards. Doors to;

Reception/Bedroom

uPVC window to front, fitted wardrobes, double panelled radiator, power points. Carpet.

Lounge/Dining Room

uPVC window to rear, stairs to first floor, double panelled radiator, TV point, power points. Carpet.

Kitchen

uPVC window to rear, fitted wall and base units, stainless steel sink and draining board, oven and hob, space and plumbing for appliances, power points. Tiled flooring.





Rear Hall

uPVC door to garden, double panelled radiator. Tiled flooring.

Bathroom

Opaque uPVC window to rear, walk-in shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, double panelled radiator. Tiled flooring.

First Floor Landing

uPVC window to rear. Carpet. Doors to;

Bedroom 2

uPVC window to front, fitted wardrobes, double panelled radiator, power points. Carpet.

Bedroom 3

uPVC window to rear, double panelled radiator, power points. Carpet.

Bedroom 4

uPVC window to rear, double panelled radiator, power points. Carpet.

Outside

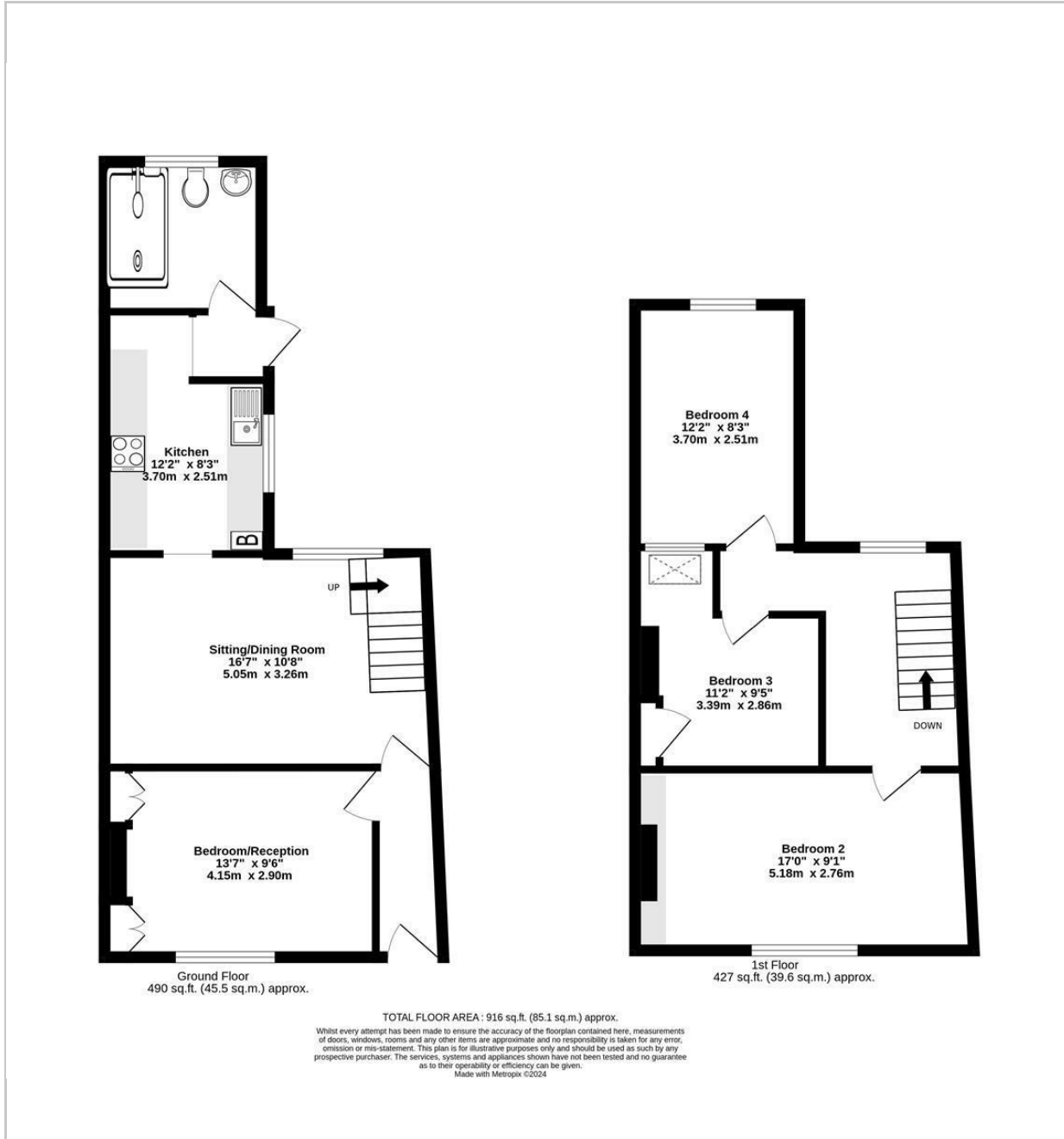
Front forecourt with brick boundary wall. Rear walled courtyard with large wooden shed suitable for bike storage and gate to service alleyway.

NOTE:

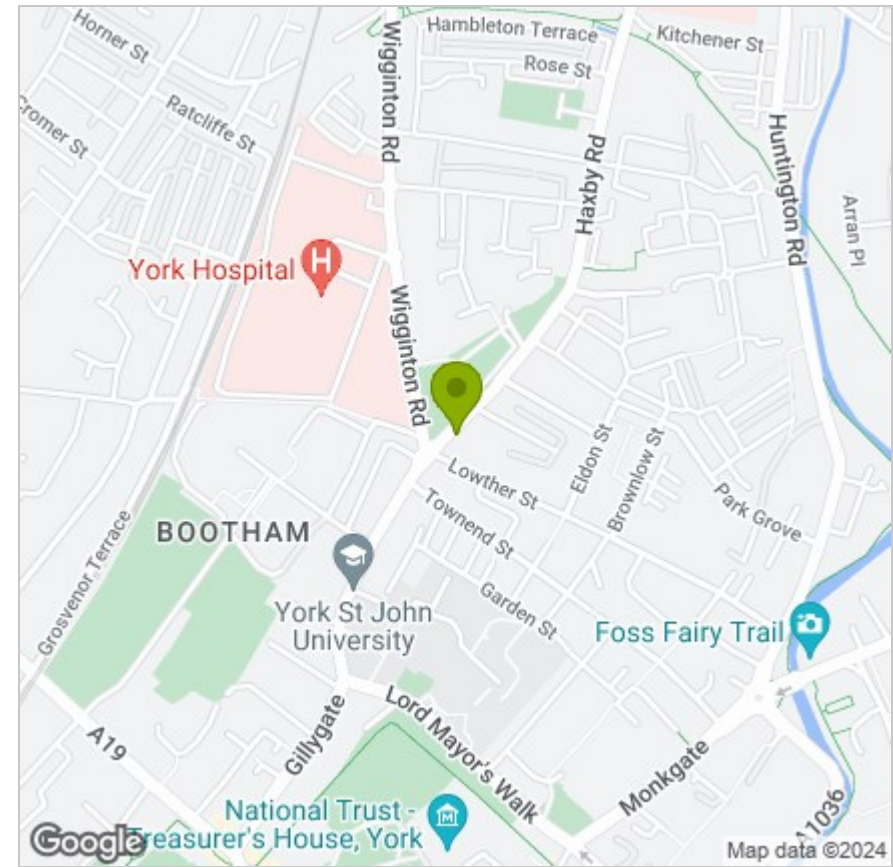
Please note these photographs were taken prior to the tenants moving in.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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