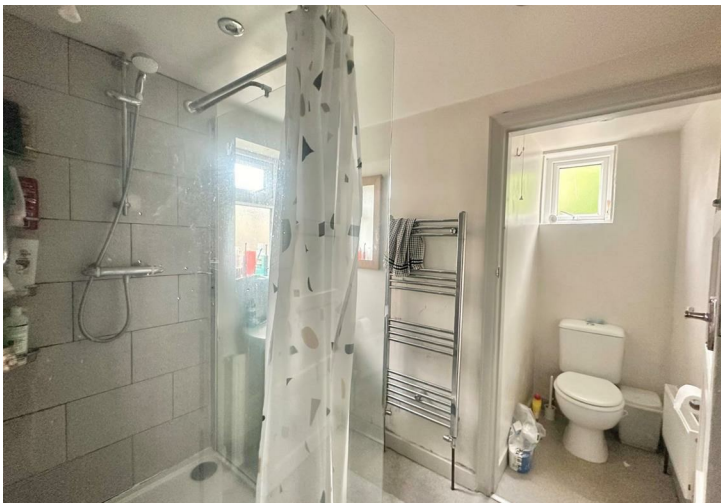




26 Neville Street, York, YO31 8NP

£375,000



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£375,000

WE ARE DELIGHTED TO OFFER FOR SALE THIS VICTORIAN PERIOD TOWN HOUSE, fully licensed as a 4-bed HMO. Set in the Groves the property is a short walk from York St John University and the city centre and is sure to be of interest to investors looking for a strong rental return. The property is fully compliant with a certificate of lawful use and is currently let until the summer of 2025. The property benefits from gas central heating and provides well presented and spacious living accommodation comprising entrance hall, ground floor bedroom, communal living room, kitchen and shower room/WC., first floor landing and 3 further bedrooms. To the outside is a good sized walled rear garden. There is also potential for a loft conversion (subject to necessary planning).

Description

Entrance Hallway

Lounge/Bedroom 4

13'10 x 10'11

Reception Room

12'5 x 10'11

Kitchen

14'1 x 7'

Shower Room

First Floor Landing

Bedroom 1

14'6 x 12'

Bedroom 2

12'5 x 8'6

Bedroom 3

8'9 x 8'3

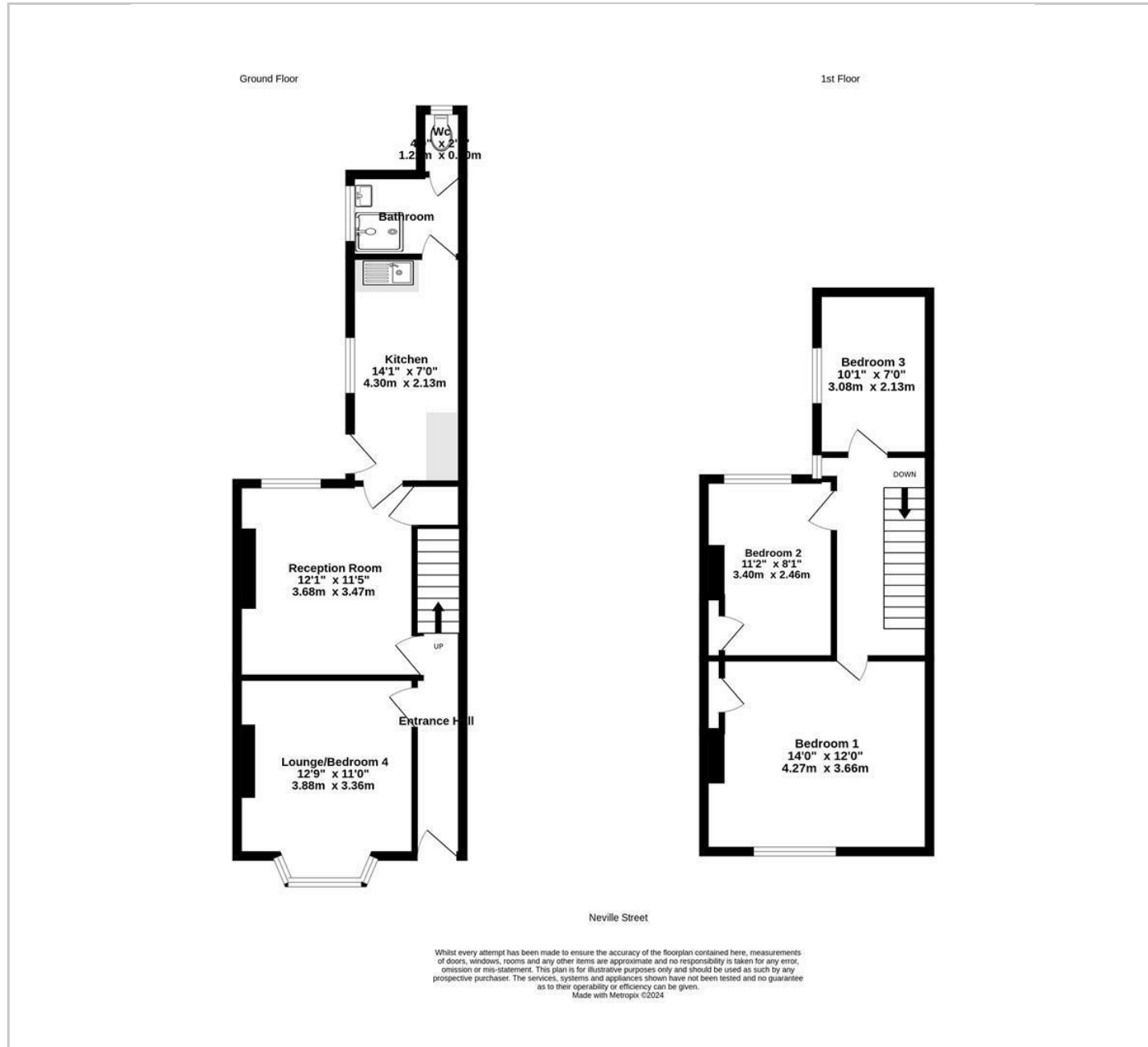
Rear Courtyard Garden

Features

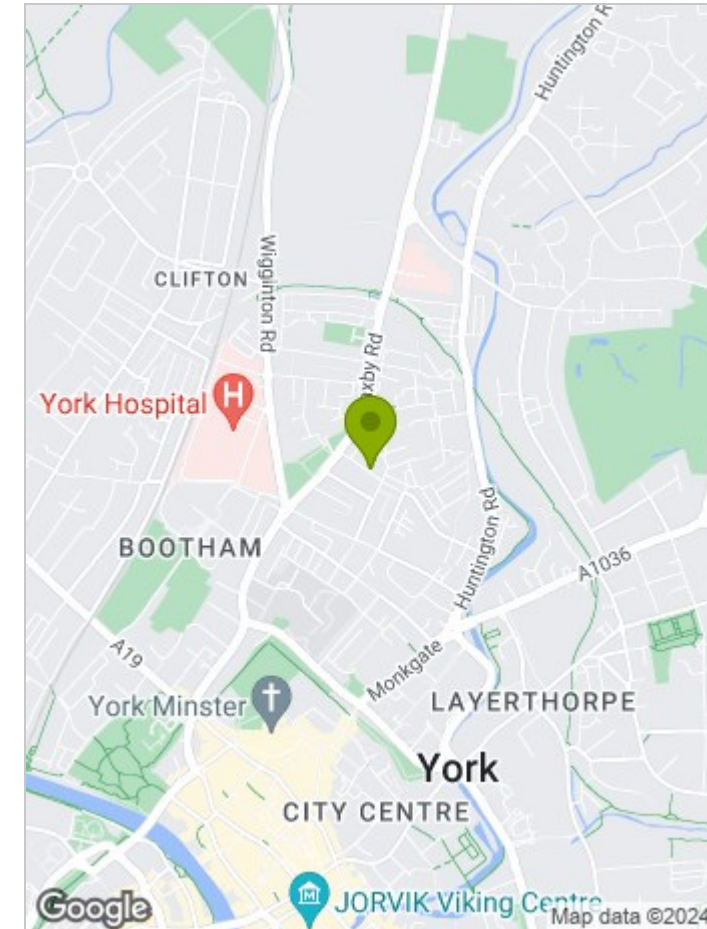
- Victorian Period Town House
- Let Until The Summer Of 2025
- Short Walk From York St John University & The City Centre
- Fully Compliant With A Certificate Of Lawful Use
- Potential For Loft Conversion
- Licensed 4-bed HMO
- Council Tax Band B
- EPC D63



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.