









26 Neville Street, York, YO31 8NP £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** 

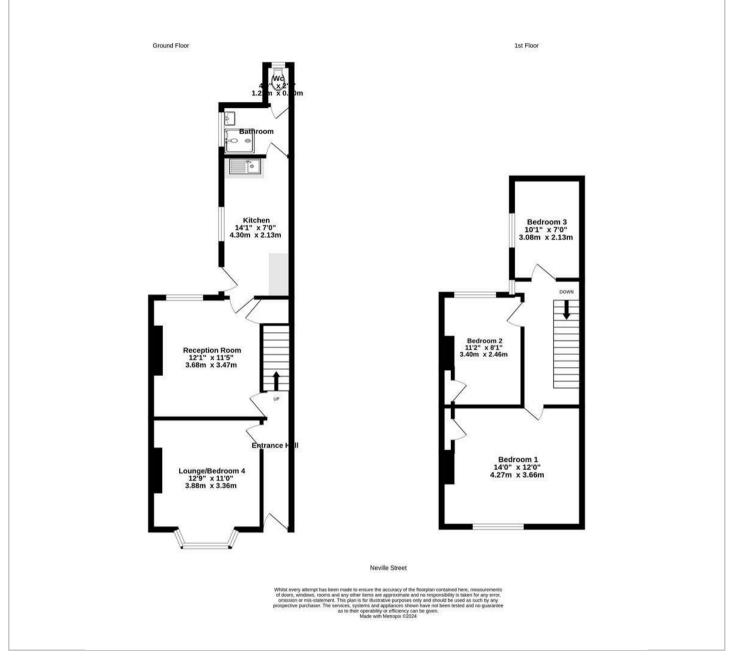
## **Features**

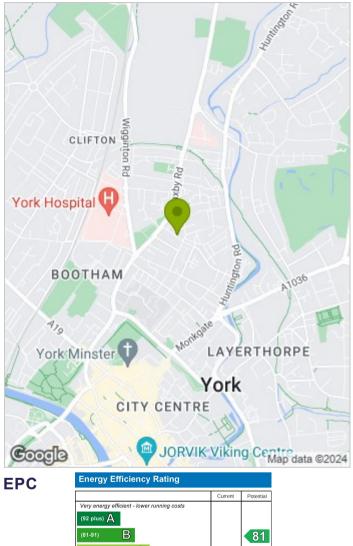
- Victorian Period Town House
- Let Until The Summer Of 2025
- Short Walk From York St John University & The City Centre
- Fully Compliant With A Certificate Of Lawful Use
- Potential For Loft Conversion
- Licensed 4-bed HMO
- · Council Tax Band B
- EPC D63





## FLOOR PLAN LOCATION





(69-80)

(39-54)

Not energy efficient - higher running costs

**England & Wales** 

EU Directive

2002/91/EC

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