



71 Vyner Street  
York, YO31 8HR  
Guide Price £465,000



**SUPERB INVESTMENT OPPORTUNITY!! 5 LETTING BEDROOMS WITHIN THIS LARGE PERIOD HOUSE WITH REAR GARDEN.** Set in this popular location close to York St John University and the city centre, the well presented property comprises; entrance vestibule and hallway, ground floor bedroom, communal sitting room, large kitchen, shower room/WC, landing, 3 bedrooms and bathroom/WC, second floor with further bedroom.

**Entrance Vestibule**

**Hallway**

**Ground Floor Bedroom**  
12'3" x 11'8" (3.75m x 3.58m)

**Living Room**  
13'4" x 12'5" (4.07m x 3.79m)

**Kitchen**  
10'10" x 9'1" (3.32m x 2.79m)

**Shower Room/WC**

**First Floor Landing**

**Ground Floor Bedroom 1**  
15'0" x 12'3" (4.59m x 3.74m)

**Bathroom**

**Second Floor Landing**

**First Floor Bedroom 2**  
10'0" x 9'0" (3.05m x 2.76m)

**First Floor Bedroom 3**

**First Floor Bedroom 4**  
10'1" x 8'4" (3.08m x 2.56m)

**Bathroom**  
8'8" x 4'9" (2.66m x 1.47m)

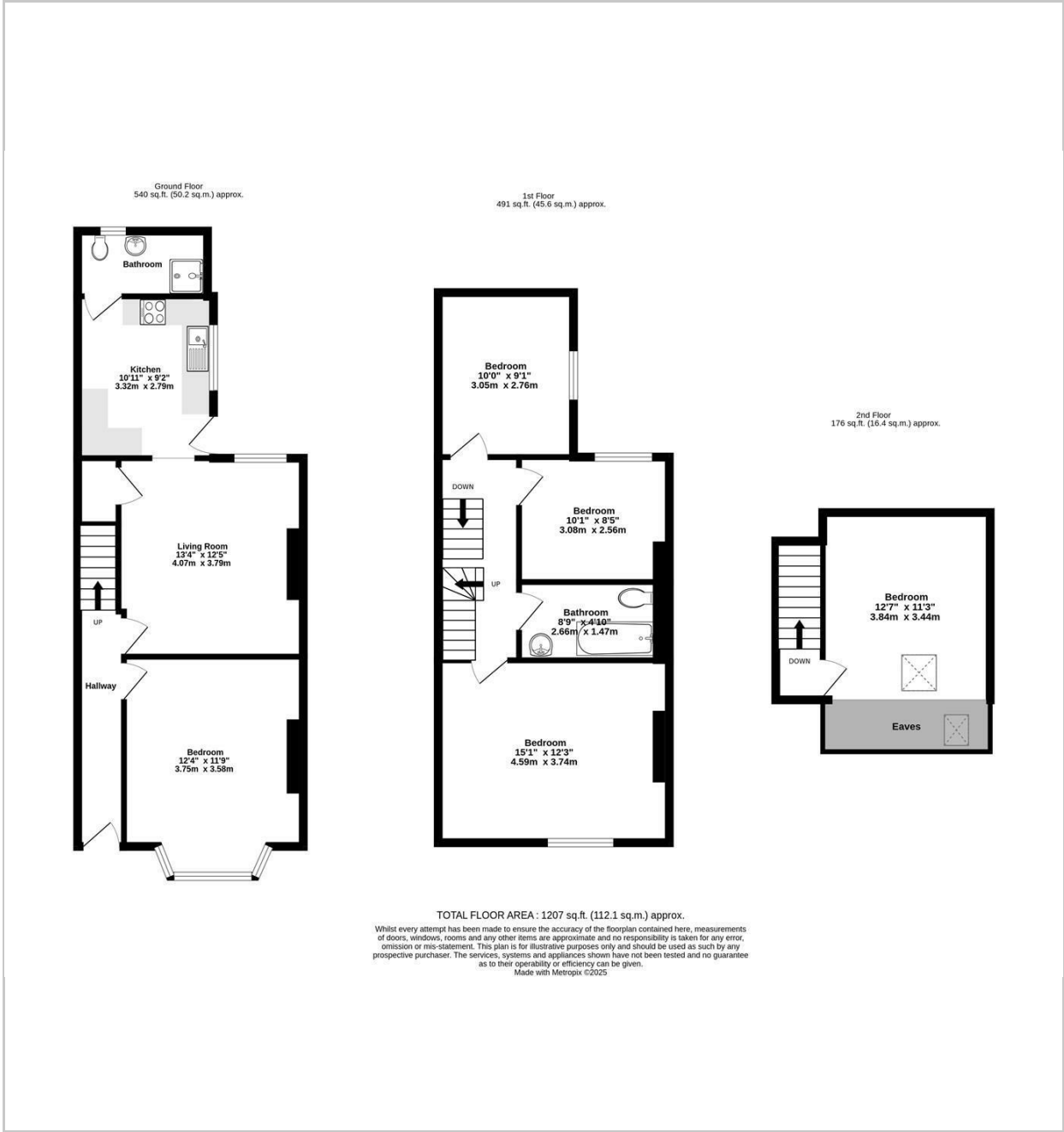
**Second Floor Bedroom 5**  
12'7" x 11'3" (3.84m x 3.44m)



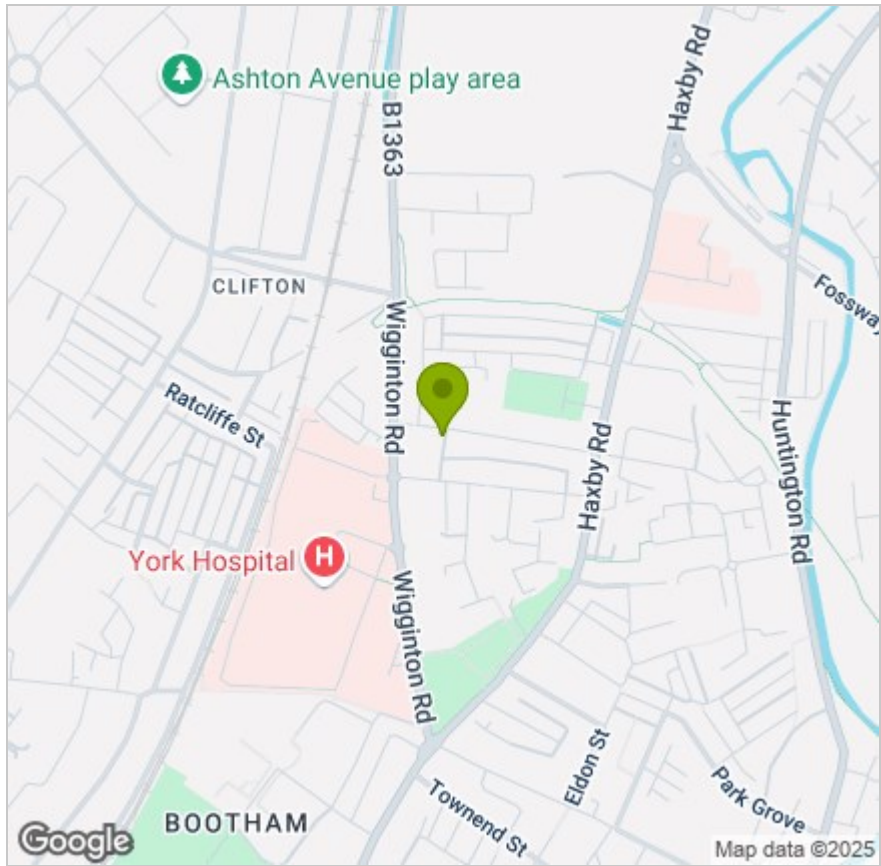




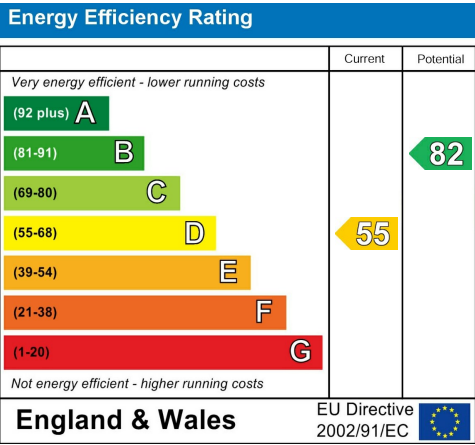
FLOOR PLAN



LOCATION



EPC



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