



13 Ingleborough Avenue York, YO10 3SA Offers Over £700,000







A SUPERB INVESTMENT PURCHASE. This extended semi-detached property has been run as a successful student property for many years and brings in an income of approximately £76,000 per annum. Set in this popular location within walking distance of York University and the city centre the extremely spacious property comprises, hall, living room, dining kitchen, 3 ground floor bedrooms and bathroom/w.c., first floor landing, 5 further bedrooms, bathroom/w.c. and additional cloaks/w.c. Driveway and rear garden.

## Hallway

# **Living Room**

15'2" x 14'6" (4.647m x 4.432m) 16.10 m2

#### **Kitchen**

15'2" x 8'1" (4.639m x 2.466m) 11.44 m2

## **Ground Floor Bedroom 1**

12'8" x 8'2" (3.880m x 2.500m) 8.42 m2

## **Ground Floor Bedroom 2**

9'10" x 13'3" (3.000m x 4.050m) 10.63 m2

#### **Ground Floor Bedroom 3**

12'11" x 9'5" (3.938m x 2.879m) 11.33 m2

#### **Bathroom**

9'9" x 7'7" (2.979m x 2.326) 5.30 m2

#### First Floor Bedroom 4

9'3" x 15'0" (2.831m x 4.576m) 10.51 m2

#### First Floor Bedroom 5

8'9" x 10'3" (2.674m x 3.145m) 8.41 m2

#### First Floor Bedroom 6

8'2" x 10'3" (2.510m x 3.145m) 7.89 m 2















# First Floor Bedroom 7

7'6" x 13'3" (2.302m x 4.057m) 8.33 m2

# First Floor Bedroom 8

10'7" x 8'9" (3.230m x 2.671m) 8.63m

## Bathroom

6'10" x 5'10" (2.103m x 1.788m) 3.76 m2

# WC

4'11" x 3'6" (1.511m x 1.089m) 1.65 m2



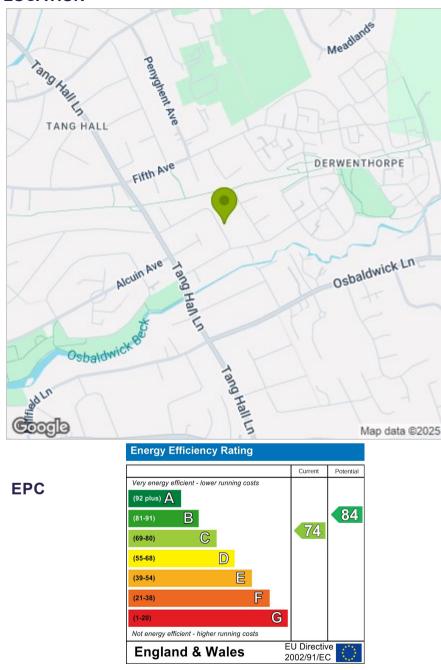


# **FLOOR PLAN Ground Floor** TOTAL AREA: 70.06 m2 · LIVING AREA: 70.06 m2 · Bedroom 11.33m2 (39.38 × 28.79) Bedroom 10.63m3 3000 × 4050 Kritch en 11.44m² (4639 × 2466) Bathroom 5.30 m<sup>3</sup> Living Room Bedroom 8.42 m3 (3880 × 2500) 46.47 × 4432 1st Floor TOTAL AREA: 57.82 m2 · LIVING AREA: 57.82 m2 · 8-streem 8-33mf 2302 × 4057

Biedoom 863mf (3330 × 3671)

5 etroom 10.51 m² (2531 × 4535)

#### LOCATION



(39-54)

(21-38)

(1-20)

(5)

Not energy efficient - higher running costs

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