



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 m²



Date captured: 01/07/23

**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)

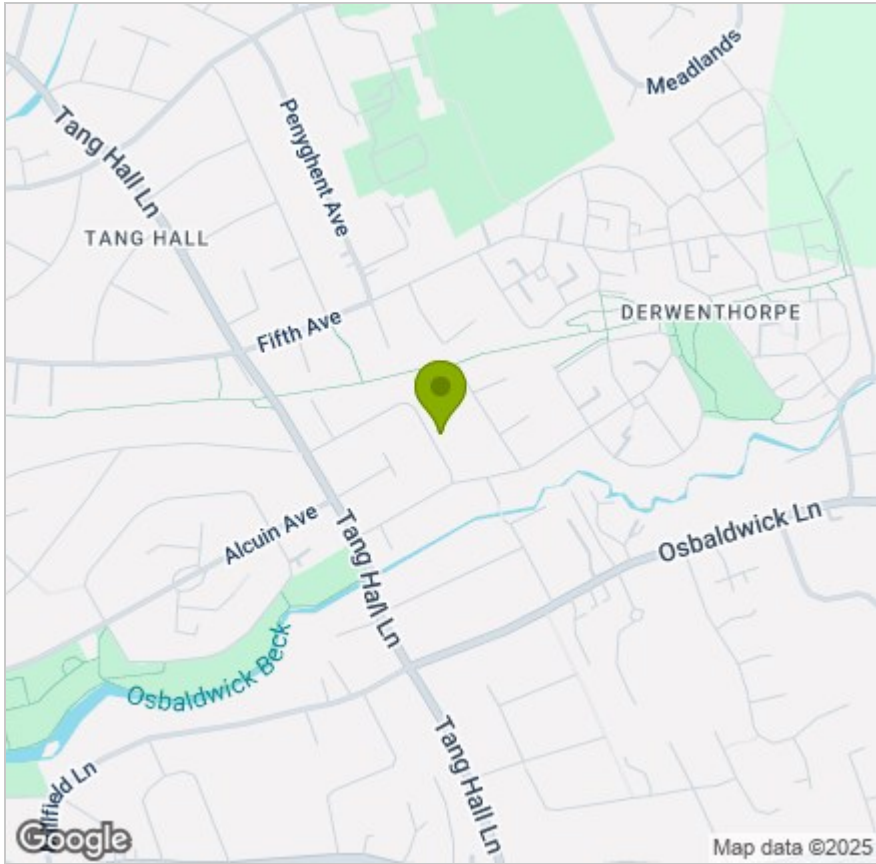
1.65 m²



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.