



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)

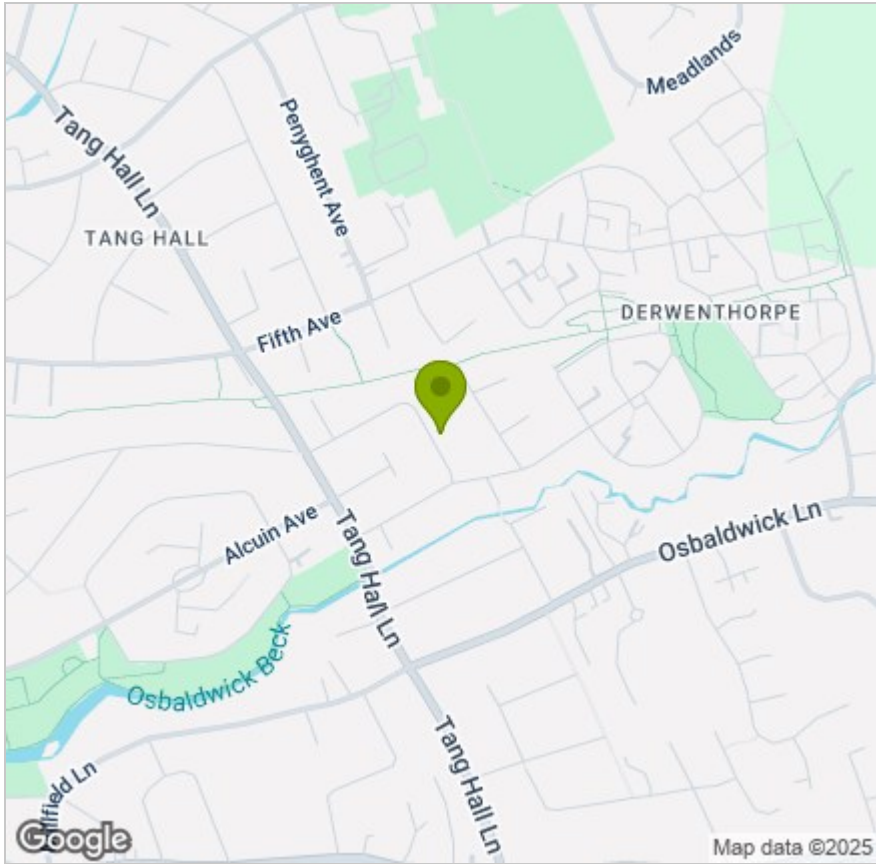
1.65 m²



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	

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