

A LARGE THREE STOREY PERIOD END TOWN HOUSE RUN AS A SUCCESFUL 6 BEDROOM STUDENT PROPERTY WITH AN INCOME OF £53,000 PER ANNUM. The property provides living space all with large double sized bedrooms (some with en suite facilities). Communal areas include hallway, spacious reception room and fully fitted and equipped kitchen along with communal bathrooms. To the rear of the property is an attached brick garage (potential for letting room). Sure to appeal to investors looking for a strong investment yield.

Entrance Hallway

Sitting Room

14'6" x 13'11" (4.44m x 4.25m)

Kitchen

9'10" x 9'7" (3.00m x 2.94m)

Ground Floor Bedroom 1 13'11" x 12'10" (4.25m x 3.92m)

Shower Room

10'9" x 4'11" (3.29m x 1.51m)

First Floor Bedrooms

Bedroom 2

14'0" x 12'4" (4.27m x 3.77m)

Bedroom 3

13'5" x 12'4" (4.10m x 3.77m)

Bedroom 4

9'8" x 7'10" (2.96m x 2.41m)

Bathroom

9'10" x 9'6" (3.00m x 2.91m)

Second Floor

Bedroom 5

20'3" x 12'9" (6.18m x 3.90m)

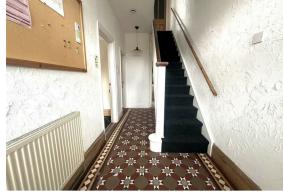
En-Suite

7'7" x 3'10" (2.32m x 1.17m)

Bedroom 6

12'11" x 12'3" (3.95m x 3.75m)















En-Suite 8'0" x 2'7" (2.44m x 0.8m)

Garage 20'8" x 13'9" (6.30m x 4.20m)





FLOOR PLAN LOCATION GARAGE 20'8" x 13'9" 6.30m x 4.20m Fishponds Wo and Beech Gro York Cold War Bunker 1ST FLOOR 531 sq.ft. (49.4 sq.m.) approx. 2ND FLOOR 521 sq.ft. (48.4 sq.m.) approx. York Rd B1224 The Grn York Rd CUPBOARD BEDROOM BATHROOM 9'10" x 9 7" 3.00m x 2 91m 13'11" x 12'10" KITCHEN .25m x 3.92m 9'10" x 9'8" LANDING 3.00m x 2.94m BEDROOM BEDROOM 13'5" x 12'4" 12'11" x 12'4" 4.10m x 3.77m Map data @2025 **Energy Efficiency Rating** SITTING ROOM

Potential Very energy efficient - lower running costs **EPC** (92 plus) A 83 (69-80)(55-68) 58 (39-54) (21-38)G Not energy efficient - higher running costs EU Directive **England & Wales**

2002/91/EC

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BEDROOM

20'3" x 12'9"

6.18m x 3.90m

BEDROOM

14'0" x 12'4"

4.27m x 3.77m

TOTAL FLOOR AREA: 1957 sq.ft. (181.8 sq.m.) approx.

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4.44m x 4.25m