

A LARGE THREE STOREY PERIOD END TOWN HOUSE RUN AS A SUCCESFUL 6 BEDROOM STUDENT PROPERTY WITH AN INCOME OF £53,000 PER ANNUM, **CURRENT TENANCY UNTIL JULY 2027.** 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. There is also a modern boiler which was fitted in September 2025. 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 (19) 1ST FLOOR 531 sq.ft. (49.4 sq.m.) approx. 2ND FLOOR 521 sq.ft. (48.4 sq.m.) approx. York Rd Acomb Rd 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** Potential SITTING ROOM BEDROOM BEDROOM Very energy efficient - lower running costs 14'7" x 13'11" 20'3" x 12'9" **EPC** 14'0" x 12'4" 4.44m x 4.25m 6.18m x 3.90m (92 plus) A 4.27m x 3.77m 83 (69-80)(55-68) 58

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

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(39-54)

(21-38)

Not energy efficient - higher running costs

England & Wales

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EU Directive

2002/91/EC