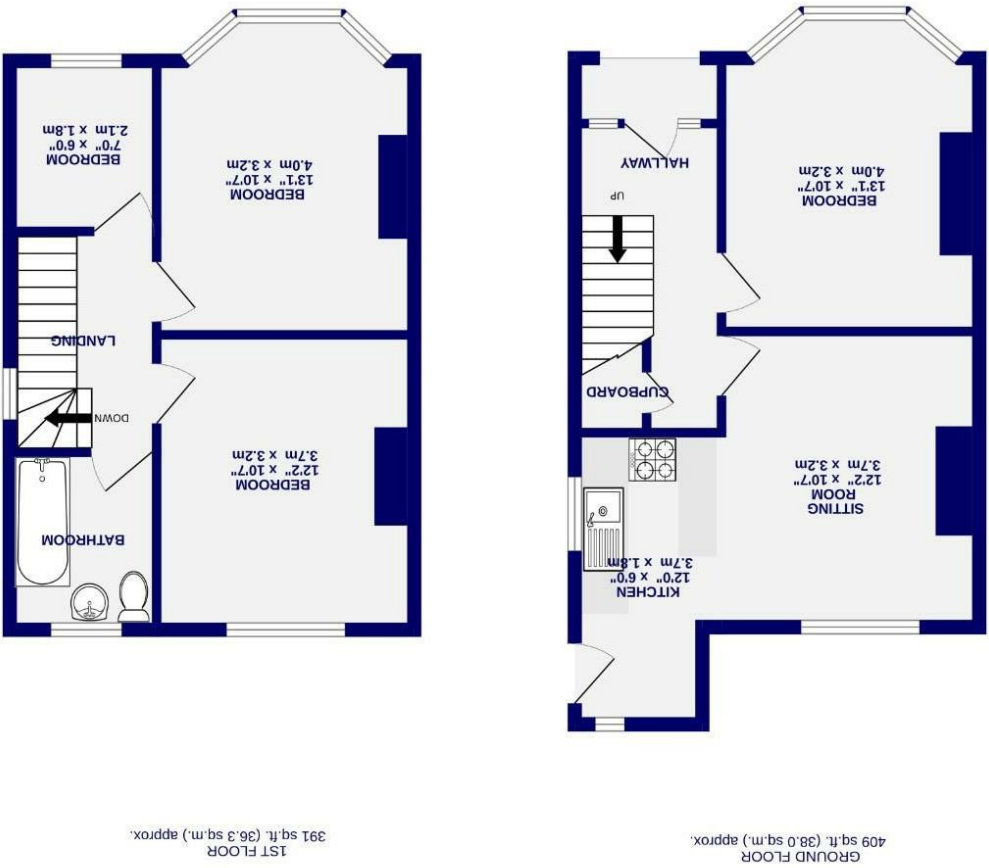




Burniston Grove , York YO10 3RP

Freehold
Council Tax Band - C

- Successful Student Let Property
- Three Bedrooms
- No Onward Chain
- Front & Rear Gardens
- Approx. Gross Income Of £29,000 PA
- Popular Area For Students
- Early Viewing Recommended
- EPC D



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Burniston Grove
, York
YO10 3RP

£350,000

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Situated in the popular residential area of Tang Hall, just east of York City Centre, this well-maintained HMO student let offers an excellent investment opportunity. Generating a gross income of approximately £29,000, the property has proven to be a successful and reliable rental. Burniston Grove is ideally located for easy access to both universities, a variety of local shops, eateries, and convenient bus routes to the city centre and train station.

Internally, the accommodation comprises an entrance hall leading to a spacious open-plan living area at the rear, incorporating lounge, dining, and kitchen zones. The kitchen features a range of wall and base units providing ample storage, along with a selection of integrated appliances. At the front of the property is a bright sitting room, currently used as a bedroom, boasting a large bay window that floods the space with natural light.

Upstairs, the first floor offers a generous landing, two well-proportioned double bedrooms, a smaller third bedroom, and a modern three-piece house bathroom.

Set on a spacious plot, the property presents excellent potential for extension or further development (subject to planning permission). The rear garden features a patio seating area, lawn, and mature flowerbeds, all enclosed by established hedge boundaries. To the front, there is a driveway for off-street parking and an additional small garden area.

Offered with no onward chain and sold as a going concern, early viewing is highly recommended to fully appreciate this superb investment opportunity.

Council Tax Band- C

