



Neville Terrace
, York
YO31 8LN

Offers Over £450,000



Situated on Neville Terrace, in a sought after area for student accommodation, is this extended period townhouse offering an excellent investment opportunity. Positioned between Huntington Road and Haxby Road, the property is ideally located for students of the University of York and has been a successful rental property for a number of years. It is offered with no onward chain and is sold as a going concern.

The accommodation briefly comprises an entrance hall, a ground floor bedroom with a bay window, a spacious living room, and a fitted kitchen to the rear with access out to the south facing courtyard garden. To the first floor are two further double bedrooms, both with original chimney breasts, along with a three piece family bathroom. Thoughtfully extended, stairs rise to a fourth bedroom with Velux windows and a dormer providing additional light and space.

Likely to prove popular with investors due to its location, layout and proven rental history, early viewing is highly recommended. Rental income approx £38,000 PA (gross).

Council Tax Band B





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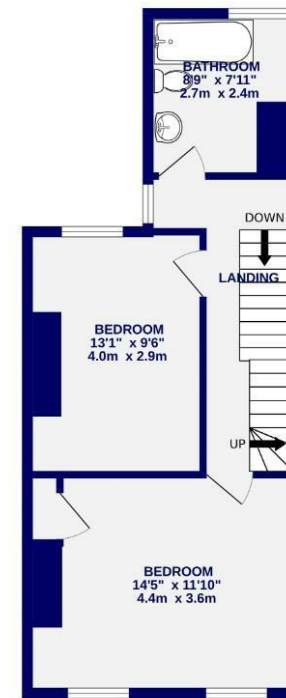
Freehold
Council Tax Band - B

- Proven Successful HMO Property
- Four Bedrooms
- Popular Residential Area
- Well Presented Throughout
- South Facing Courtyard
- Sold As Going Concern
- No Onward Chain
- EPC E

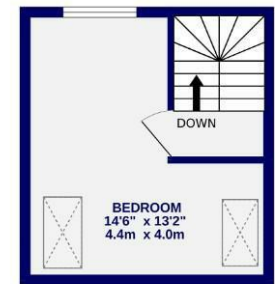
GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
190 sq.ft. (17.7 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stones will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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