

- Yarburgh Way,
York
YO10 5HQ



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, York
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£500,000

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Situated within walking distance of the University of York and a range of local amenities, this well-presented semi-detached HMO offers an excellent investment opportunity. Currently let to five tenants at £33,150PA, with a tenancy secured until June 2026, the property provides both strong rental income and peace of mind for any investor.

The accommodation is arranged to maximise space and practicality for student living. The entrance hall leads into a generous communal lounge which opens into a bright conservatory, creating a versatile social area. The kitchen is well equipped with a breakfast bar, washing machine, fridge/freezer, gas hob, built-in oven and microwave. A ground floor WC adds further convenience.

The property has been thoughtfully adapted to provide five double bedrooms, one with its own en-suite shower, wash basin and WC. Each bedroom comes furnished with a double bed, wardrobe, desk and chair. A large first-floor bathroom serves the remaining rooms and features a shower over bath, wash basin and WC.

Externally, the property benefits from a lawned front garden, a low-maintenance patio area to the rear, and a wooden shed/bike store. There is off-street parking available, along with free on-street parking. Garden maintenance is included within the tenancy.

With gas central heating, double glazing throughout, and a proven rental history, this spacious HMO is an ideal turnkey investment in one of York's most popular student locations. Early viewing is highly recommended.

The property has a HMO license and an application has been made to provide certificate of lawfulness to the successful purchaser.

