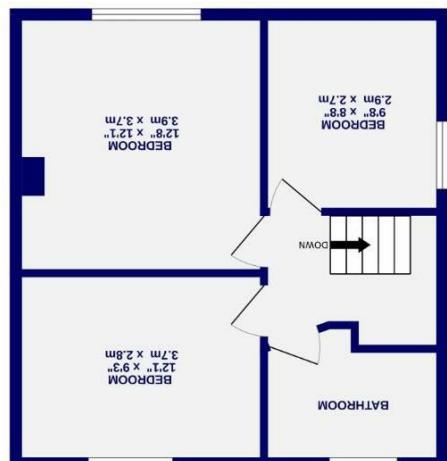
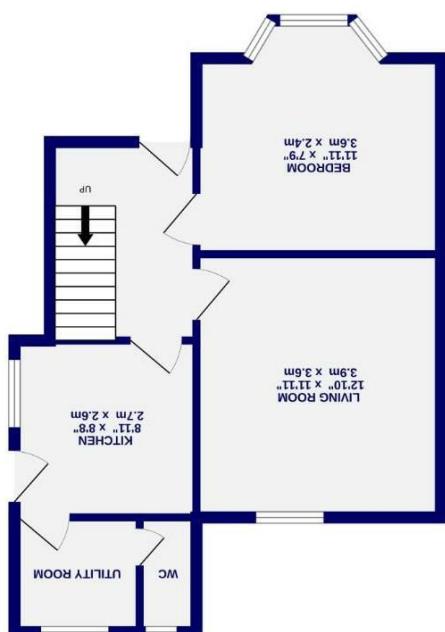


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances or facilities and nothing in these particulars should be deemed to be a statement of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Any areas, measurements or distances, appliances, fixtures and fittings are given in good faith but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information.



1ST FLOOR 454 sq.ft. (42.2 sq.m.) approx.



GROUND FLOOR 473 sq.ft. (44.0 sq.m.) approx.

Council Tax Band - B

Alne Terrace, Fulford, York, YO10 5AW

Let For 2026/2027

HMO Planning and License in Place

E41,181

Gross Annual Rental Income of

Semi Detached House

Four Bedrooms

HMO Property

EPC D



Alne Terrace
Fulford, York
YO10 5AW

£425,000

 4  1

An attractive four bedroom semi detached property, currently let as a student house, positioned within a well established residential area to the east of the city and offering a strong, proven rental income. The property is arranged over two floors and provides well proportioned accommodation suited to shared occupation.

The ground floor comprises a generous bedroom positioned to the front of the property, benefitting from a bay window and excellent natural light. To the rear is a spacious communal living room, furnished with sofas and a coffee table and providing a comfortable shared space. The modern fitted kitchen is well equipped with attractive units and ample storage, complemented by a separate utility area and a ground floor W.C.

The first floor offers three further well sized bedrooms, all fully furnished, together with a family bathroom fitted with a bath with shower over, wash hand basin and W.C.

Externally, the property enjoys a particularly large, lawned rear garden which is maintained and provides valuable outdoor space, a notable feature for a student property of this type.

The accommodation is fully furnished, centrally heated and well maintained throughout. Gas, electric and water are included within the rent and broadband is provided, ensuring ease of management and ongoing appeal to tenants.

The property currently generates a gross annual rental income of £41,181 including bills, making it a strong investment opportunity within this consistently popular student location.

Floorplans and photographs are provided by the letting agent, Adam Bennett, and are for guidance purposes only.

