



Melrosegate Heworth, York YO31 0RL

£400,000



An established and fully compliant four bedroom licensed HMO investment property, located in a consistently strong student rental area to the north of York. The property has been successfully let to students for approximately twenty years by the current owner and is offered for sale with tenants in situ, providing an immediate and proven income stream.

The accommodation is arranged over two floors and includes a communal entrance hallway, four well proportioned letting bedrooms, a fitted kitchen replaced in 2022 and a modern three piece bathroom which was renewed approximately three years ago. The property has been well maintained and benefits from a new boiler installed last year along with updated uPVC windows and doors.

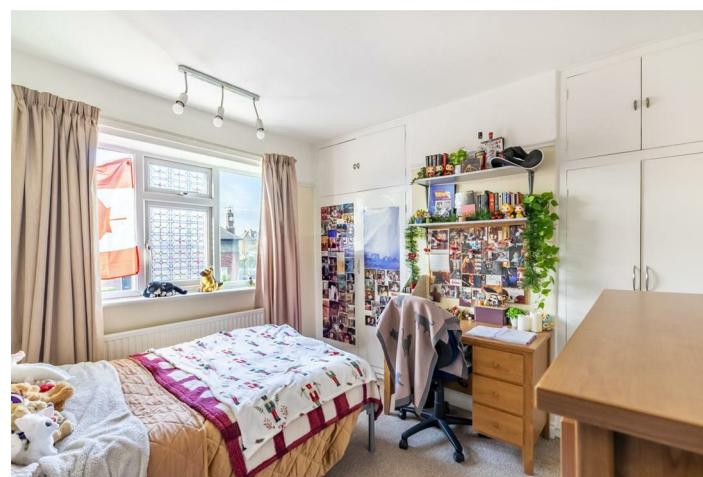
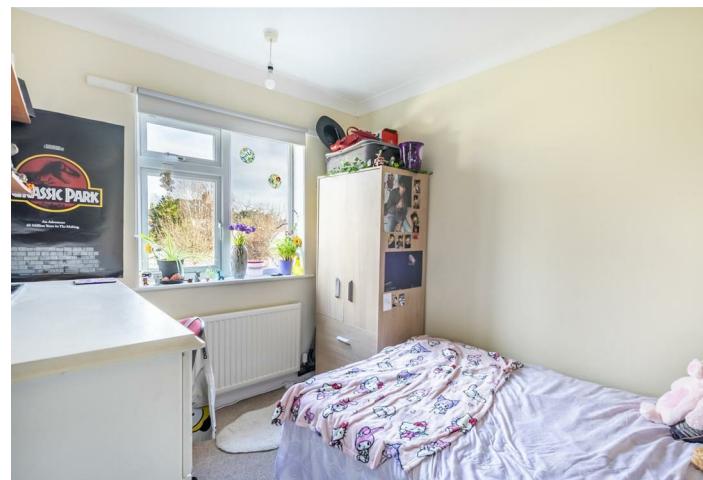
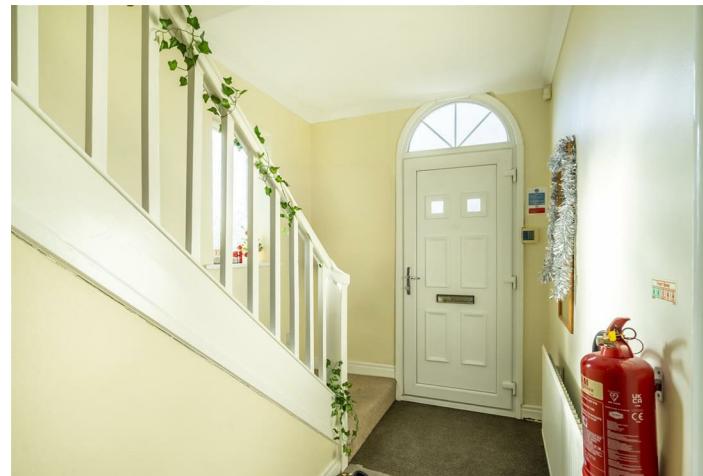
The property is fully compliant with current City of York Council HMO licensing requirements, allowing a purchaser to acquire a ready to operate investment without the need for further works or upgrades. The current rental income is £189.99 per person per week, generating a gross annual income of approximately £38,758 per annum inclusive of bills.

Externally, the property benefits from a separate garage, providing useful storage and additional practicality. Melrosegate is well positioned for access to the city centre, University of York and a range of local amenities, ensuring continued demand from student tenants.

An excellent opportunity to acquire a long established student investment with modern improvements already completed, full licensing in place and immediate income on completion.

The current vendor is open applying for certificate of lawfulness as part of a purchase.

Council Tax Band C



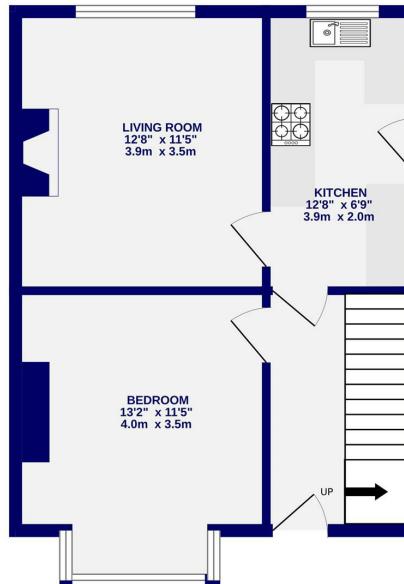


Melrosegate Heworth, York YO31 ORL

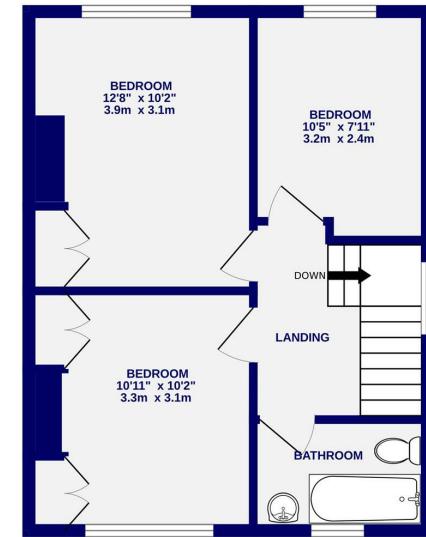
Freehold
Council Tax Band - C

- Semi Detached House
- Four Bedroom HMO
- Potential For Extension Subject To Necessary Planning Permission
- Ideal For York University Or St John University
- Gross Annual Income Of Approximately £38,758 Per Annum Inclusive Of Bills.
- No Onward Chain
- EPC D

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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. It relates to the plan and dimensions will not form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. 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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