



77 Huntington Road
York, YO31 8RR
£435,000

A 5 BEDROOM INVESTMENT PROPERTY SET IN THIS SOUGHT AFTER LOCATION VERY CLOSE TO YORK ST JOHN UNIVERSITY AND A SHORT WALK IN TO THE CITY CENTRE. This period home has been previously extended and recently refurbished to provide 5 double en suite bedrooms with a gross income of just over £48,000 per annum. With the benefit of gas central heating and double glazing the property has a spacious communal living room along with a well fitted breakfast kitchen. Ample parking is available outside. An internal viewing is recommended.

Hallway

Communal Sitting Room

12'8" x 9'3" (3.877 x 2.843)

Communal Dining Kitchen

12'3" x 9'2" (3.750 x 2.8)

Bedroom 1

14'2" x 9'0" (4.326 x 2.755)

En Suite Shower Room

Bedroom 2

9'4" x 9'2" (2.87 x 2.8)

En Suite Shower Room

First Floor

Bedroom 3

12'8" x 9'9" (3.881 x 2.981)

En suite dressing room and shower room

Bedroom 4

12'11" x 12'6" (3.95 x 3.818)

En suite shower room

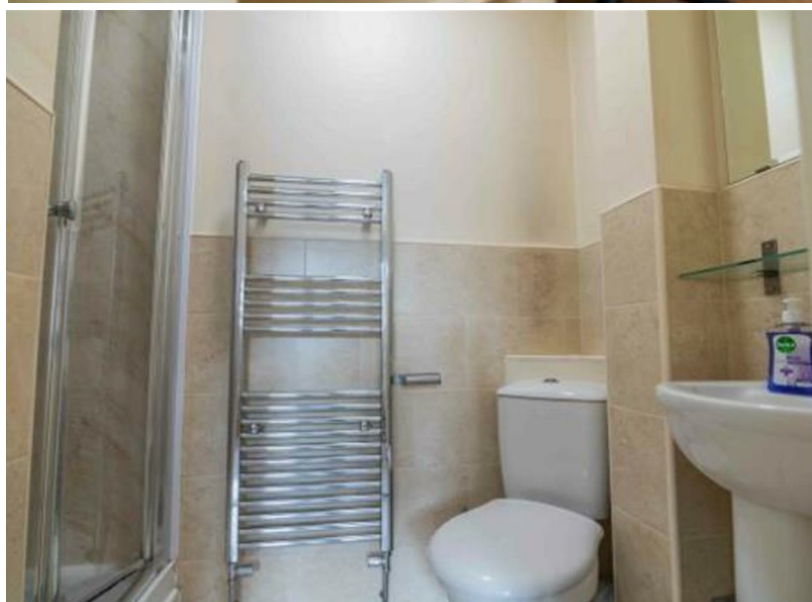
Second Floor

Bedroom 5

21'1" x 12'8" max (6.445 x 3.864 max)

En suite shower room

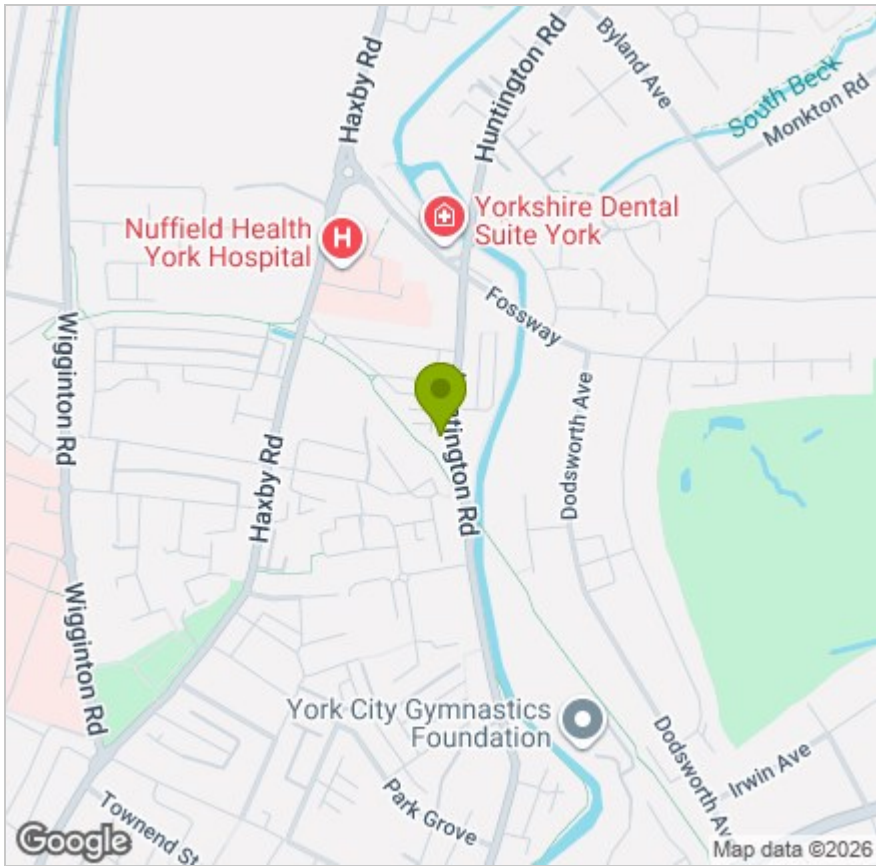





FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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