Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

40 Clarence Street

York, YO31 7EW

£575,000

6 2 1 C

A LARGE PERIOD PROPERTY RUNNING AS A SUCESSFUL 6 BEDROOM STUDENT LET WITHIN A STONES THROW FROM YORK ST JOHN UNIVERSITY AND TWO MINUTES WALK INTO THE CITY CENTRE AND EASY ACCESSABLE TO YORK UNIVERSITY. Providing extremely spacious communal rooms and large letting rooms the property has an income of approximately £60,500 per annum. With the benefit of gas central heating and double glazing the property comprises large hallway, communal sitting room with doors to a courtyard, large kitchen, and bathroom/w.c., 2 ground floor bedrooms, first floor with 3 further bedrooms and bathrooms and a further large bedroom to the second floor. Sure to be of interest to investors in this great location and strong yield.

Hallway
Large hallway with entrance door, stairs to first floor and doors leading to

Bedroom 1
13'9 x 12 (4.19m x 3.66m)
Bay window to front

Bedroom 2
13'4 x 11'6 (4.06m x 3.51m)
Window to rear

Communal sitting room
26'6 x 8'8 (8.08m x 2.64m)
Bright and spacious sitting/dining area with doors to rear courtyard

Kitchen
18'7 x 9'2 (5.66m x 2.79m)
Full range of modern fitted units and integrated/fitted appliances. Door to

Bathroom
Modern 3 piece white suite including walk in shower

First Floor
Stairs to second floor. Doors to

Bedroom 3
10'4 x 8'7 (3.15m x 2.62m)
Window to rear

Bedroom 4
13'7 x 12 (4.14m x 3.66m)
Window to rear and period fireplace

Bedroom 5
14'4 (into bay) x 12' (4.37m (into bay) x 3.66m)
Bay window to front. period fireplace

Second Floor

Bedroom 6
16'9 x 14'6 (5.11m x 4.42m)
Velux windows to rear, ceiling beams

Outside
Good sized communal courtyard

Agents Note:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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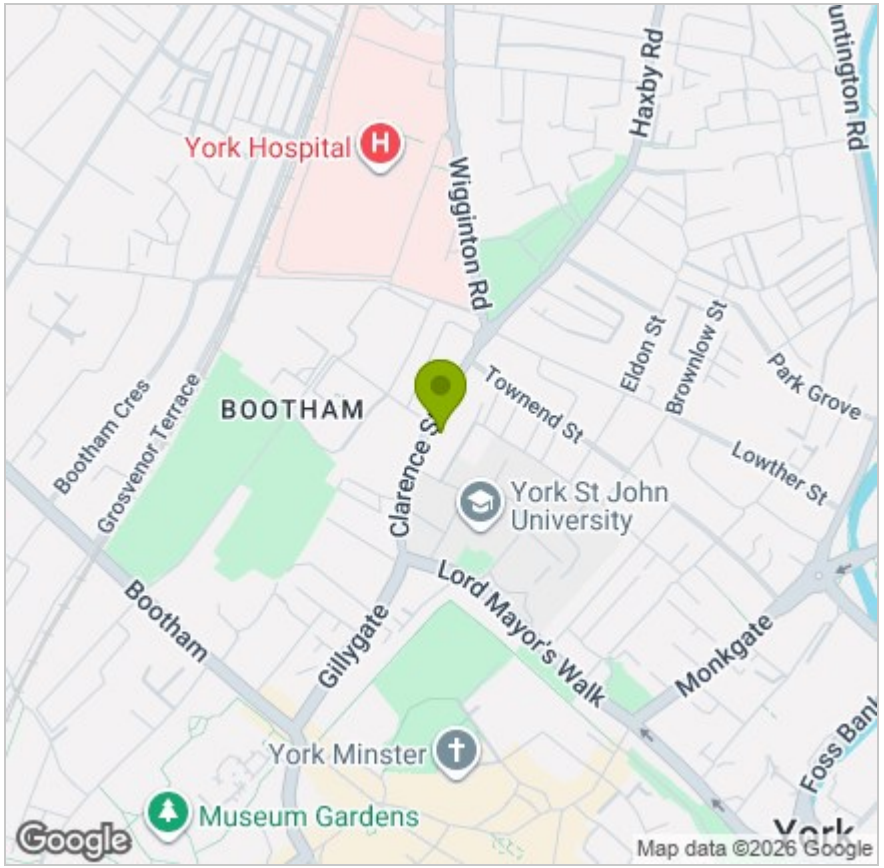
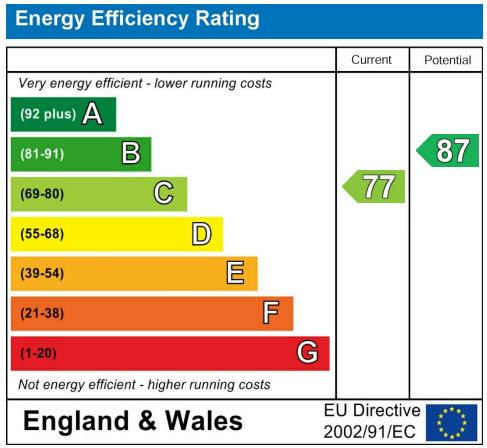
LOCATION



EPC



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