Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

Hill House Brook Street

York, YO31 7QQ

£575,000

6 2 1 B

A FABULOUS MODERN 6 BEDROOM ECO HOUSE RUN AS A SUCESSFUL STUDENT LET WITH AN INCOME OF £60,500 PER ANNUM SET IN THIS SOUGHT AFTER CENTRAL LOCATION NEXT TO ST JOHNS UNIVERSITY WITH CITY CENTRE AMENITIES A SHORT WALK AWAY AND ALSO CONVENIENT FOR YORK UNIVERSITY. With ultra low running costs from underfloor heating and solar pv panels the property provides spacious living accommodation comprising entrance hallway, communal open plan living kitchen with modern fitted units and integrated appliances, 2 ground floor bedrooms with shower room and w.c, first floor landing, 4 further first floor duplex bedrooms and shower room/w.c. A private courtyard area to the front. Superb investment opportunity

Hall
Entrance door, stairs to firs floor. Doors to

Open plan living kitchen
Windows to side, fully equipped modern kitchen with integrated appliances

Bedroom 1
Window to front

Bedroom 2
Window to side and velux windows

Shower Room
Walk in shower cubicle

Cloaks/w.c
Wash hand basin and w.c

First Floor
Doors to

Bedroom 3
Duplex bedroom including study/dressing area and stairs to bed area

Bedroom 4
Duplex bedroom including study/dressing area and stairs to bed area

Bedroom 5
Duplex bedroom including study/dressing area and stairs to bed area

Bedroom 6
Duplex bedroom including study/dressing area and stairs to bed area

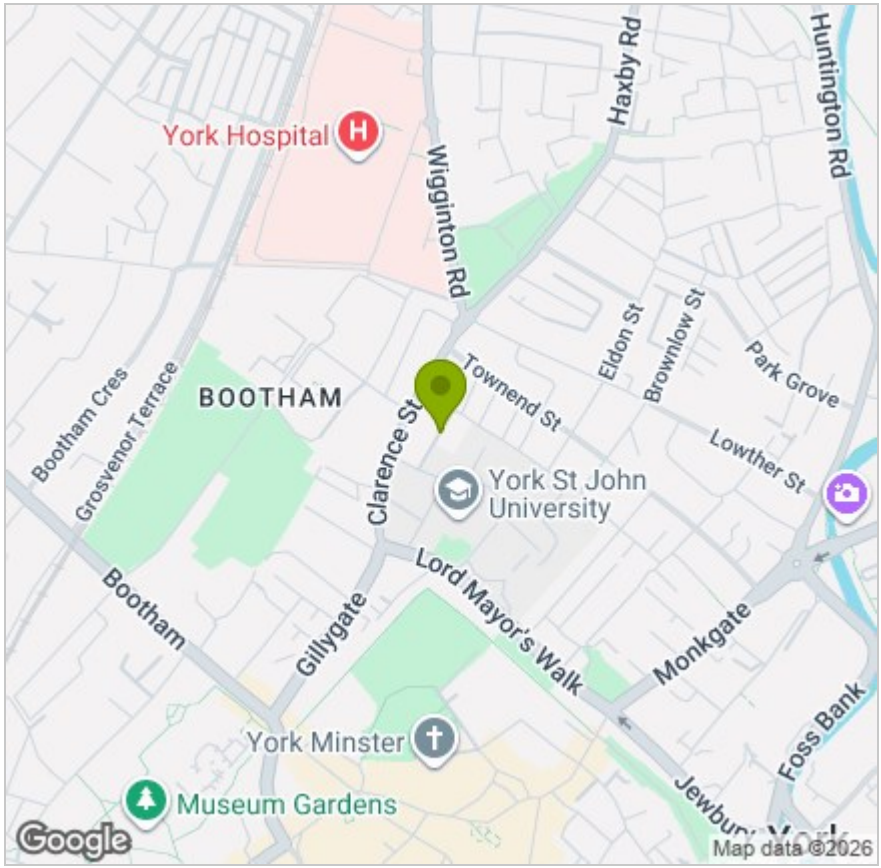
Shower Room/w.c
Walk in shower, wash hand basin aw.c

Outside
Private courtyard area

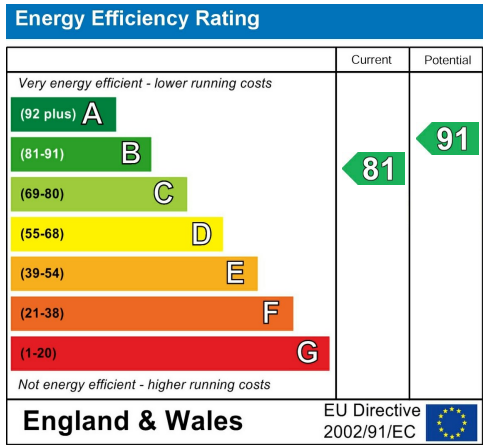
Agents Note:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please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

FLOOR PLAN

LOCATION



EPC



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