

Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

28 Nicholas Street, York, YO10 3EQ

Guide Price £235,000









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£235,000

A 2 BEDROOM FORECOURTED PERIOD TOWN HOUSE SET IN THIS POPULAR LOCATION CLOSE TO THE CITY CENTRE AND YORK UNIVERSITY. This property is currently let to two students up to June 2027 with an income of approx. £18,000 per annum. Although currently 2 bedrooms with some alterations this property would convert in to 3 letting rooms to generate an even stronger income. The well presented property has the benefit of gas central heating and double glazing and comprises entrance hall, sitting room/bedroom, communal living/dining room, good sized fitted kitchen, landing, 2 double sized bedrooms and bathroom leading off bedroom 2. To the outside is a walled rear courtyard. Sure to be of interest to investment buyers.

Description

Hallway
Entrance door, stairs to first floor. Doors leading to

Lounge/bedroom
13'9 x 8'5
Bay window to front, ceiling cornicing, Adam style fireplace

Sitting/Dining Room
12'4 x 14'2 max
Window to rear, ceiling cornicing, fireplace. Door to

Kitchen
10' x 6'1
Window to side, fitted base and wall units, work surfaces, built in double oven and gas hob, plumbing for washing machine, wall mounted gas central heating boiler. Door to rear courtyard

Landing
Doors to

Bedroom
12'10 x 12'4
Window to front, ceiling cornicing, door to inner hall

Bedroom
11'3 x 9'2
Window to rear, built-in bed. Door to inner hall

Inner Hall
Stairs leading to attic space. Door to

Bathroom
10' x 6'1
Suite in white comprising panelled bath with shower above, wash hand basin, w.c., window to side

Outside
Walled rear courtyard with brick stores and gate giving access to rear alley.

Please Note:
Some of the images have been digitally enhanced or virtually staged using AI for illustrative purposes only. Furniture, décor, and minor cosmetic styling may not reflect the current contents or layout of the property. Buyers should rely on their own inspection, survey, and enquiries to verify the property's actual condition, dimensions, and features.

Agents Note:
To be able to purchase a property in the United Kingdom all agents have a legal



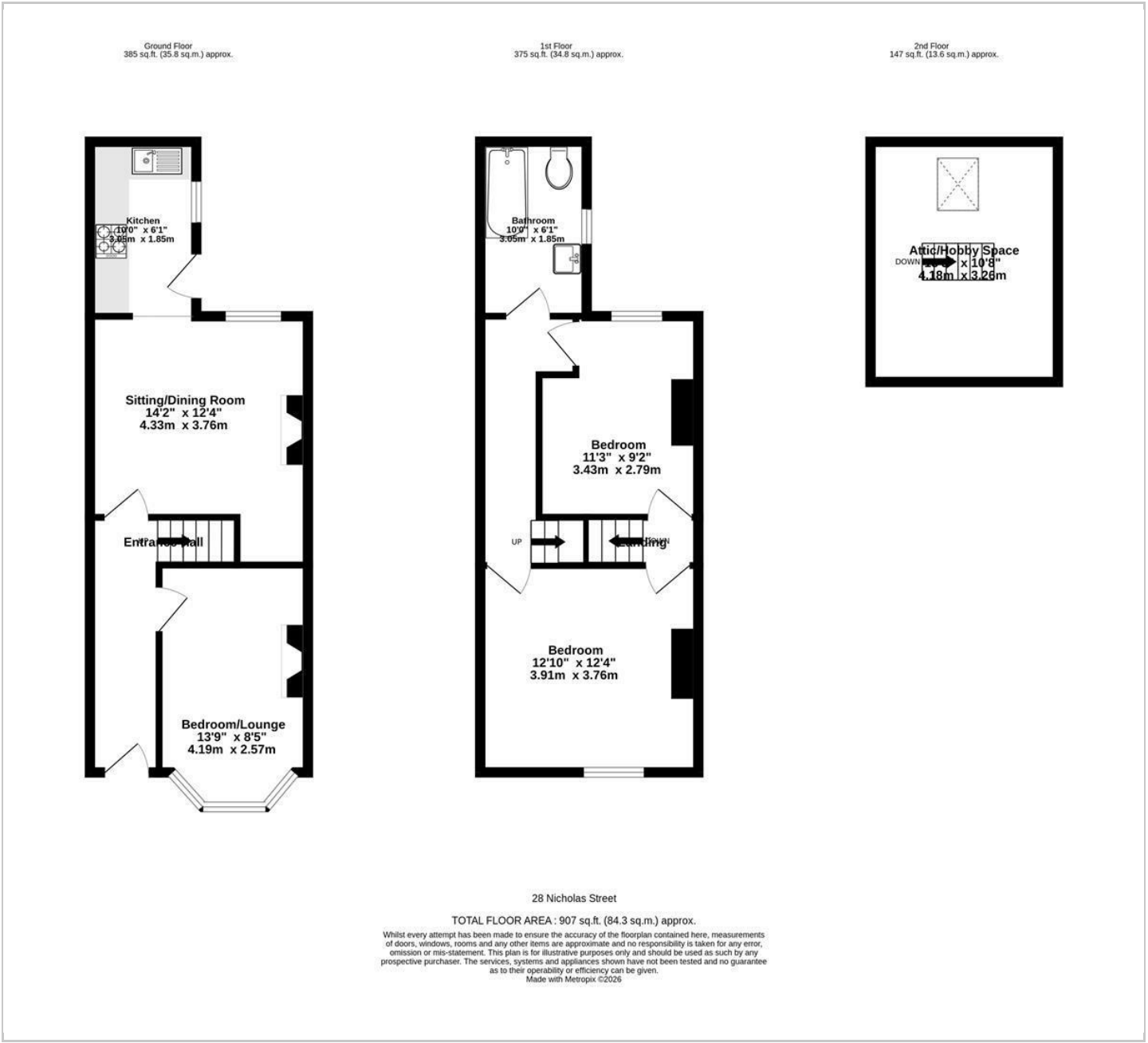
Features

- Two Bedroom Forecourted Period Town House
- Popular Location Close To York City Centre And University
- Currently Let To Students Until June 2027
- Generating Approximately £18,000 Per Annum
- Potential To Convert Into Three Letting Rooms
- Gas Central Heating, Double Glazing And Walled Rear Courtyard
- Council Tax Band B
- EPC E52

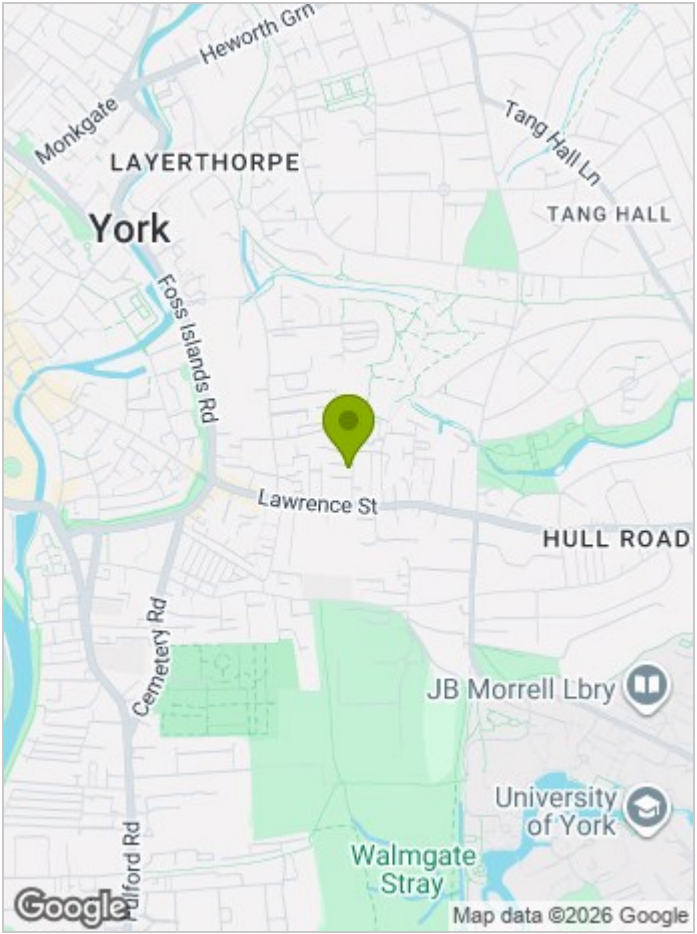




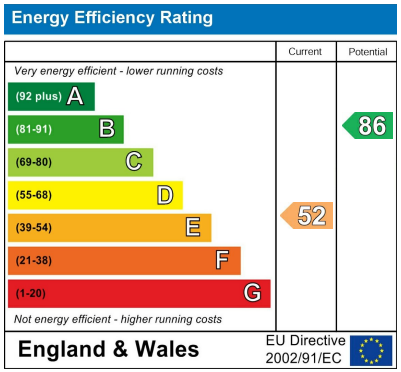
FLOOR PLAN



LOCATION



EPC



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