



Ashtons

Willis Street, Off Heslington Road, York, YO10 5BE

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Off Heslington Road, York
YO10 5BE

£300,000



An excellent investment opportunity to acquire this well maintained three bedroom licensed HMO property situated in one of York's most popular student letting locations, just off Heslington Road and within easy reach of both the University of York and York city centre.

The property is currently let and has secured tenants for the 2026/27 academic year. The new tenancy commences on 22nd June 2026 with three tenants paying £166 per person per week, providing an immediate income stream for investors. The current owner has also submitted an application for a Certificate of Lawful Use.

This attractive period terrace benefits from being one of the widest properties on the street, creating larger than average room sizes throughout. The accommodation retains a number of charming original features whilst offering practical and modern student living.

The ground floor comprises a spacious communal lounge with ample seating, large front window and fitted storage. Beyond is a fully fitted kitchen equipped with a range of appliances including an oven, hob, microwave and American style fridge freezer. A useful utility area houses laundry facilities and leads through to a modern bathroom fitted with a bath, shower over, wash basin and WC.

There is also a ground floor bedroom, whilst the first floor provides two further generous bedrooms.

Externally, the property benefits from a sunny enclosed rear courtyard with secure bicycle storage.

The property is fully double glazed and benefits from an A rated gas central heating boiler, a comprehensive fire alarm system.

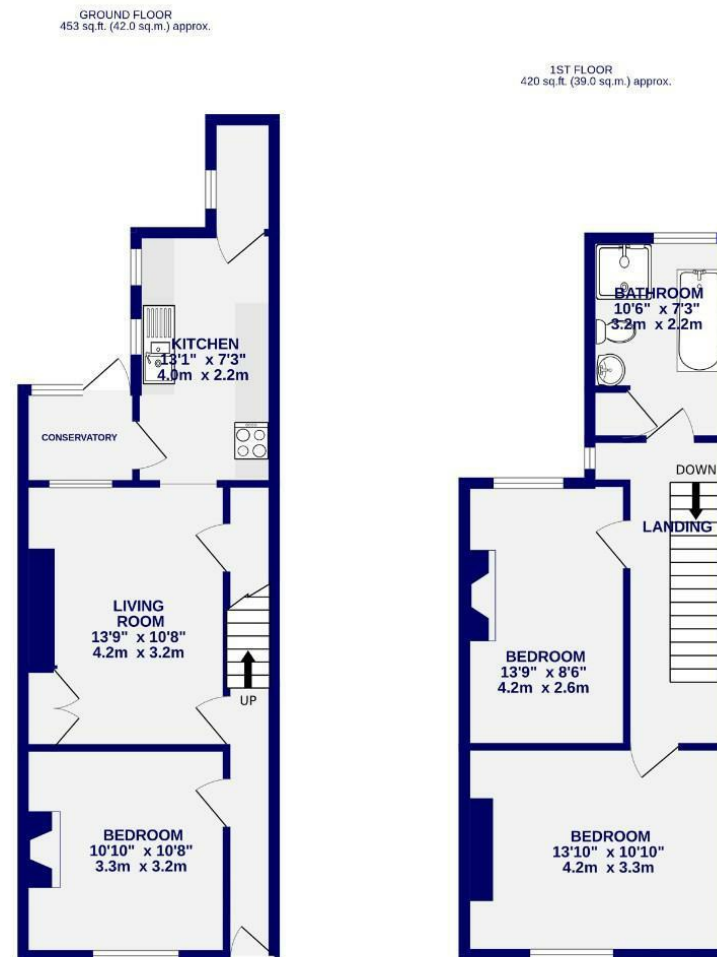




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Freehold
Council Tax Band - B

- Period Mid Terrace House
- Three Bedrooms
- HMO Property
- Gross Annual Income of Approx £25,896
- Let For 2026/ 2027
- No Onward Chain
- EPC D



TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

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