



3 Medway House Walmgate
York YO10 4XB

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£275,000

An excellent opportunity to acquire a fully licensed 3-bedroom HMO ideally positioned within York's historic City Walls, just off Walmgate and conveniently located for both Universities, the city centre, shops, cafes, bars, and transport links.

The property is currently fully let to three tenants achieving £420PCM per person excluding bills.

Accessed via a gated entrance, the maisonette offers three generous double bedrooms together with a shared kitchen/diner complete with appliances, bathroom, and separate WC. In addition, the property benefits from a separate study room providing valuable extra space for tenants. Externally, there is a handy lockable store and large communal balcony for all properties.

Offered with no forward chain, call Quantum to book a viewing today.

EPC Rating C
Council Tax Band B

Communal stairway

Gated access with stairs leading to the houses above.

Entrance hallway

Composite door with opaque side window. Radiator. Understairs cupboard housing consumer unit. Stairs leading to the first floor.

Kitchen

12'6" x 11'10" (3.81m x 3.61m)

A spacious dining kitchen with wall and base units and coordinating worktops. Undercounter fridges. Washing machine. Sink and drainer unit. UPVC window. Radiator. Boiler.

Bedroom One

17'11" x 12'6" (5.46m x 3.81m)

A large double bedroom with UPVC window and radiator.

Stairs to first floor

First first landing

Loft hatch. Built in storage cupboard. Doors to further rooms.

Bedroom Two

12'6" x 10'1" (3.81m x 3.07m)

With UPVC window and radiator. Built in cupboard with clothes rail.

Bedroom Three

12'7" x 8'11" (3.84m x 2.72m)

With UPVC window and radiator.

Study space

9'4" x 7'3" (2.84m x 2.21m)

With UPVC window and radiator.

Bathroom

5'8" x 5'0" (1.73 x 1.53)

Fitted suite comprising; Bath with shower over and wash hand basin. UPVC opaque window. Heated towel rail.





Separate WC

5'0" x 2'6" (1.53 x 0.78)

With combined 2 in 1 toilet and basin. UPVC opaque window.

External store

A handy gated store which is located at the side of the property. There is also another store located at bottom of the stairway.

Material Information

This information has been obtained from our Vendor/Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

The property is situated above the shops on Walmgate, the maisonette is accessed via the rear, through the gates and up the stairs.

Council Tax Band of the property is B. The Local Authority is the City of York Council.

The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

Leasehold and tenancy Information

All information will need to be checked and verified by a solicitor.

* The lease length is 125 years and started in September 2002.

* We have been advised that the ground rent is £10 payable annually to York Council.

* We have been further advised that the service charge is £985.63 paid annually to York Council.

* The tenants each pay £420pcm excluding bills. The gross annual income is £15,120 per year.

* A deposit of £400 per tenant has been taken and is held within a deposit scheme.

* The property is managed by the current owner.

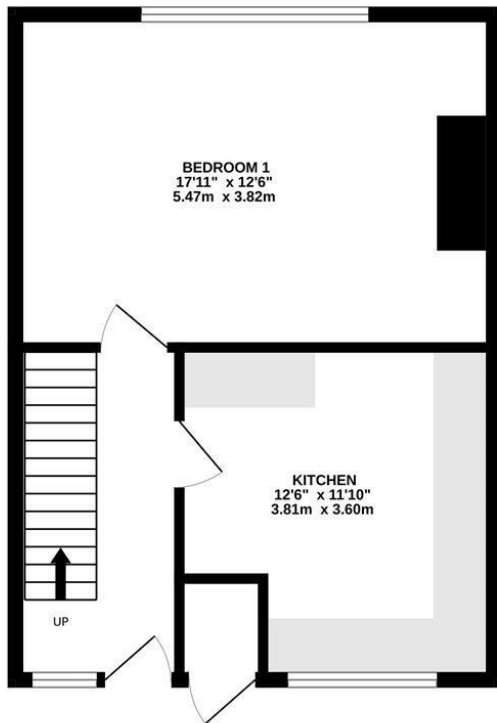
Anti - Money Laundering Compliance

We are are legally required to conduct Anti Money Laundering checks on all purchasers, sellers, and anyone related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property.

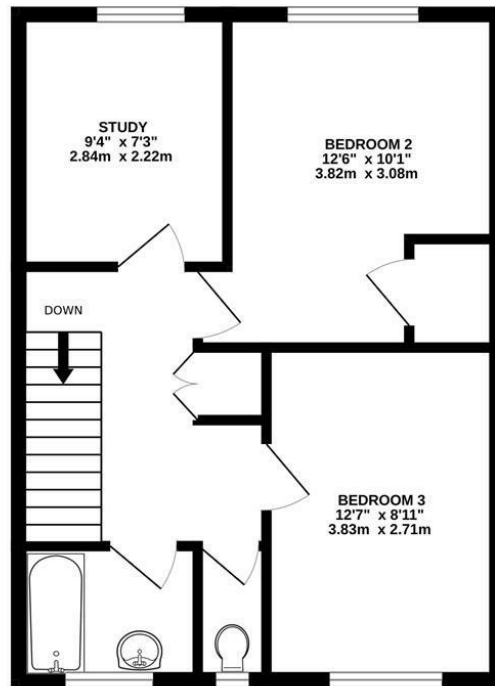
Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.



FIRST FLOOR
440 sq.ft. (40.9 sq.m.) approx.

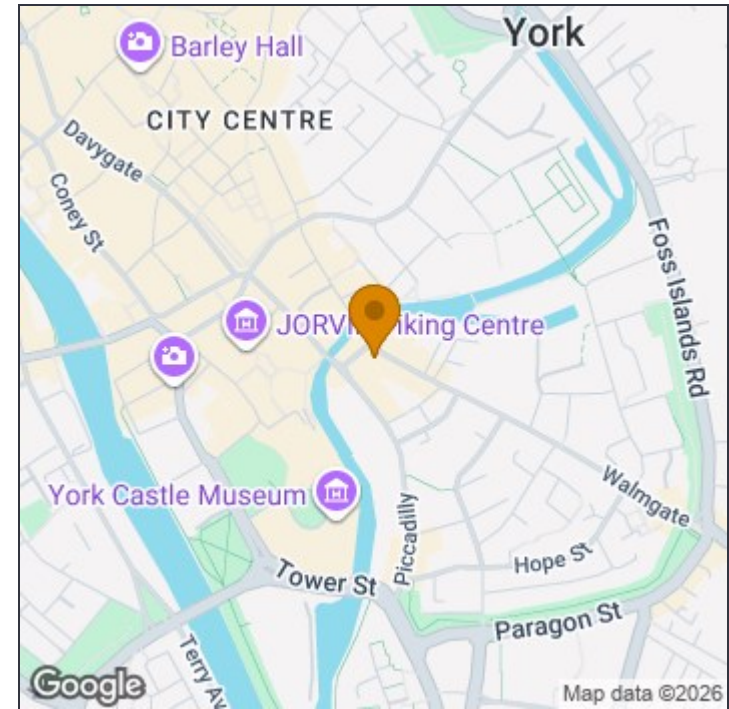


SECOND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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