



Wolsley Street  
Heslington Road, York  
YO10 5BQ

£325,000



A well maintained period terraced home positioned just a short walk from the University of York, York city centre and a wide range of local amenities. Now operating as a licensed HMO, the property represents an excellent investment opportunity and is currently let to students for the 2025 to 2026 academic year, with a further tenancy secured for 2026 to 2027.

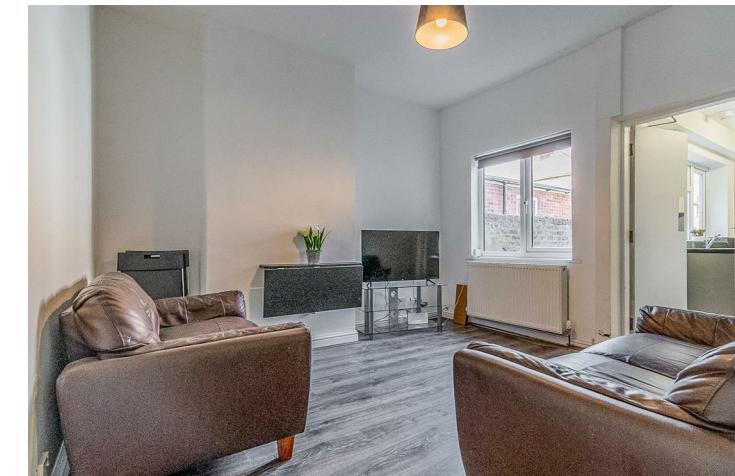
The property produces a gross income of £31,129.32 per annum and benefits from a strong and established student letting history. It is fully licensed as a HMO with the City of York Council and is supported by a Certificate of Lawfulness, offering reassurance for continued use as a student investment.

Internally, the accommodation is well laid out and comprises a good sized reception room and fitted kitchen to the ground floor, along with a ground floor bedroom and bathroom. To the first floor are two further double bedrooms, creating practical and well balanced student accommodation. The property has been well cared for and is presented in a condition suitable for continued letting with minimal intervention required.

A number of recent improvements and compliance updates have been completed, including a new boiler installed in July 2024 with an Ideal warranty running until July 2034, and a new GRP roof fitted in February 2024 by Future Roof with a 25 year warranty. The EPC rating is C, meeting the current proposed PRS minimum standard for 2030, and the EICR is valid until September 2030.

The property is currently let until 14 June 2026 at £2,594.11 per calendar month, bills inclusive. A further tenancy has been agreed from 19 June 2026 to 19 June 2027 at £2,594.11 per calendar month, also bills inclusive, arranged on a tenant find only basis through IG Property.

Situated in a consistently popular and high demand student location close to the university campus, city centre, shops and transport links, this is a strong buy to let investment offering immediate income and long term rental demand.



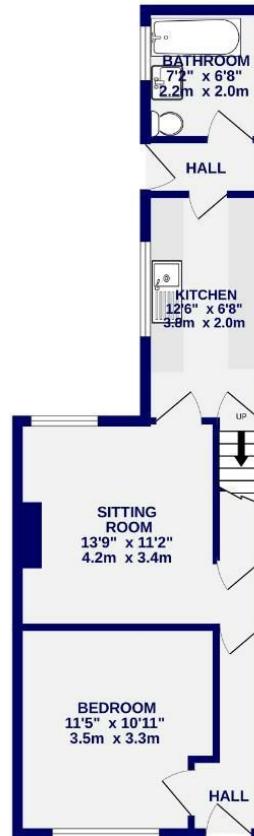


# Wolsley Street Heslington Road, York YO10 5BQ

Freehold  
Council Tax Band - B

- Close To University & City Centre
- Gross Annual Income £31,129.32
- HMO Property; Tenancy In Place
- Ideal Investment Opportunity
- Three Bedroom Rental
- Well Maintained Throughout
- EPC C

GROUND FLOOR  
461 sq ft. (42.8 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If required in the plan the garage/boiler will form part of the overall floor area and will be taken into account. The floor plan is for illustrative purposes only and should be used in such by any prospective purchaser. The service and appliance systems and appliances shown have not been tested and no guarantee as to their operability.  
Made with Memopix 24025

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.