





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.



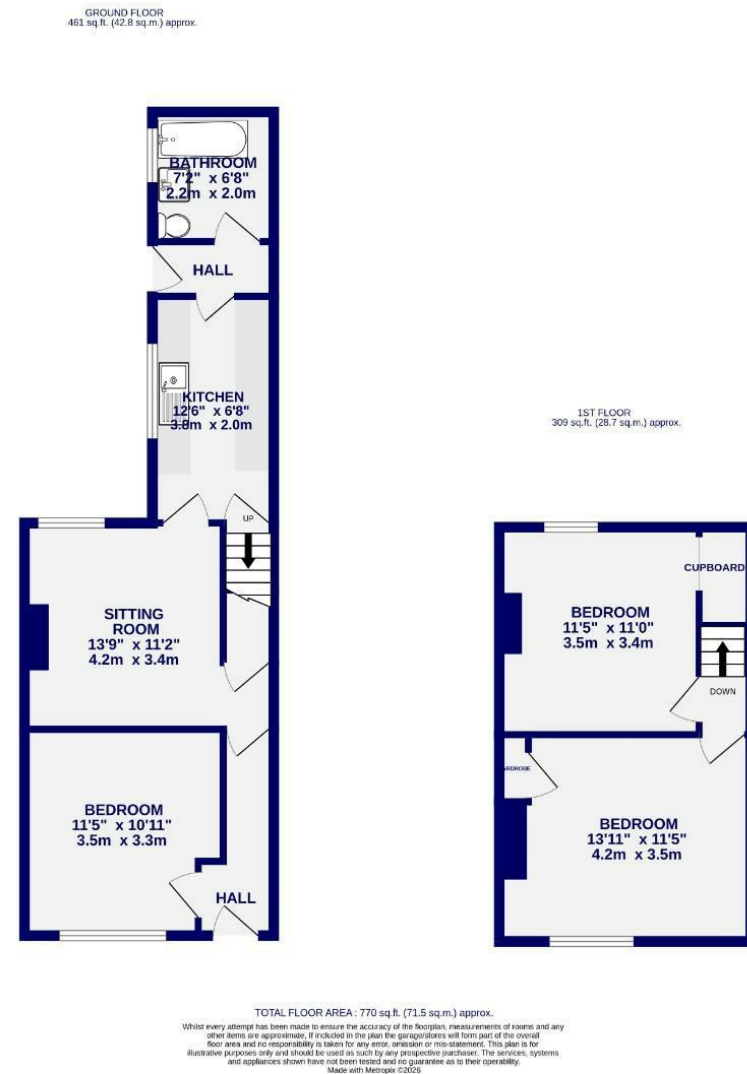




# Wolsley Street Heslington Road, York YO10 5BQ

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



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