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Grosvenor Terrace, York

£550,000



Situated just off Bootham, within the ever-popular Clifton area, this well established five-bed period terrace HMO offers spacious accommodation arranged over three floors and excellent access to York city centre. The location is ideal for both universities, with local shops, cafés, transport links and the historic City Walls all within easy reach.

The ground floor includes a generous double bedroom, a separate living room, a conservatory, a fitted kitchen and a bathroom positioned to the rear. The first floor provides two further double bedrooms along with a second bathroom and separate W.C. The top floor completes the layout with two additional double bedrooms, creating a practical and balanced arrangement for shared living.

The property currently generates a gross annual income of approximately £50,000, offering a reliable and established return.

Externally, the home benefits from a rear yard and useful access for bicycles and outdoor storage.

Given its strong location, spacious layout and proven income, this is a well-rounded opportunity. A viewing is recommended to appreciate the scale and potential of this HMO.

Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE | 01904 621026
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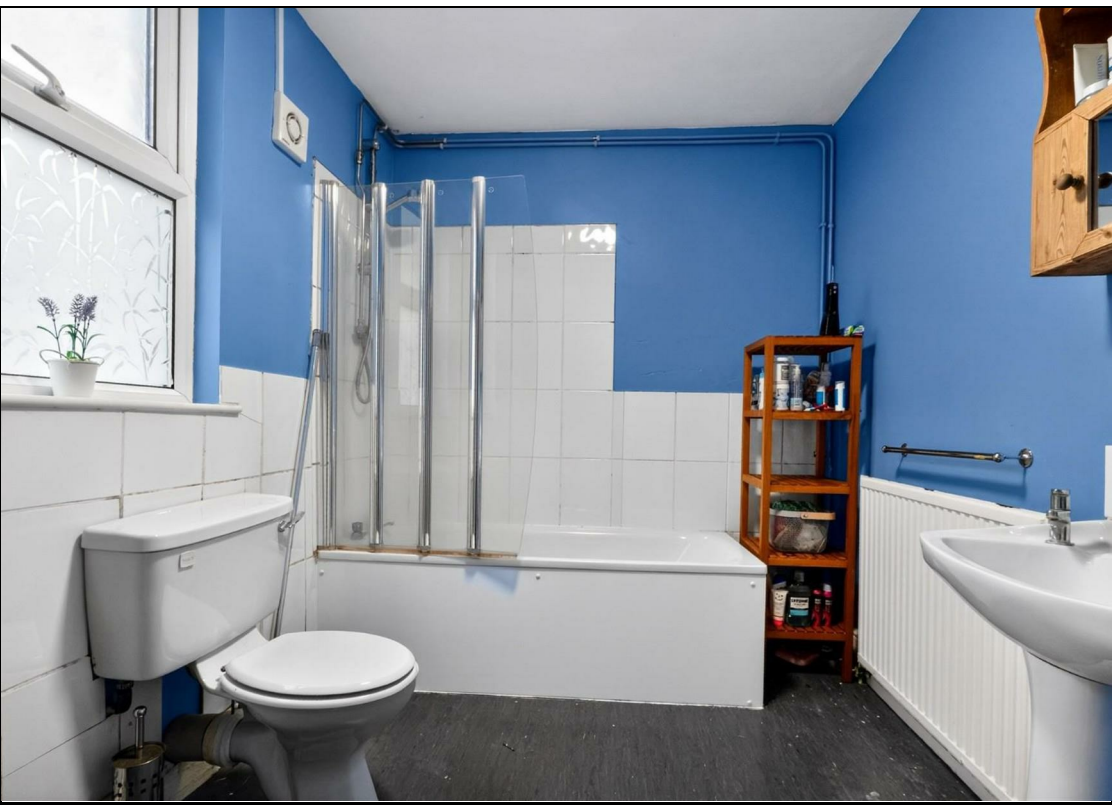
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KEY FEATURES

- Established Five-Bed Mid-Terraced HMO
- Prime Clifton Location Just Off Bootham
- Strong Annual Income Of Around £50,000
PA
- Spacious Layout Across Three Well-
Arranged Floors
 - Certificate Of Lawful Use
 - Well Proportioned Bedrooms
 - Let Agreed Till June 2027
- Council Tax Band D- Currently Exempted







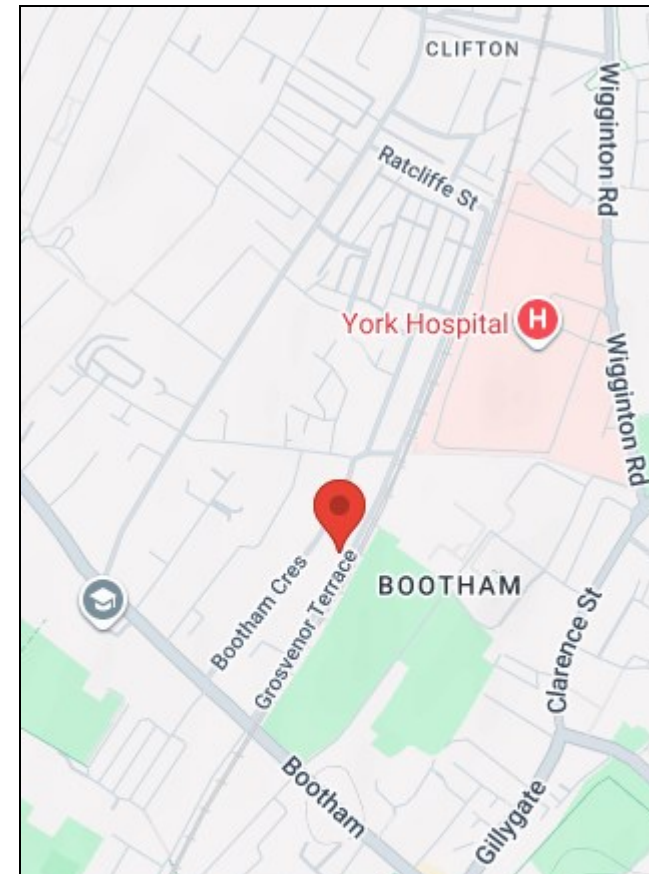
Ground Floor

First Floor

Second Floor

Total floor area 149.8 sq.m. (1,612 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
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