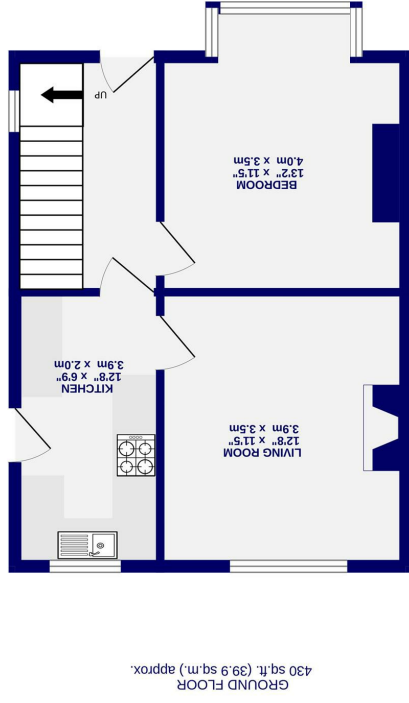


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

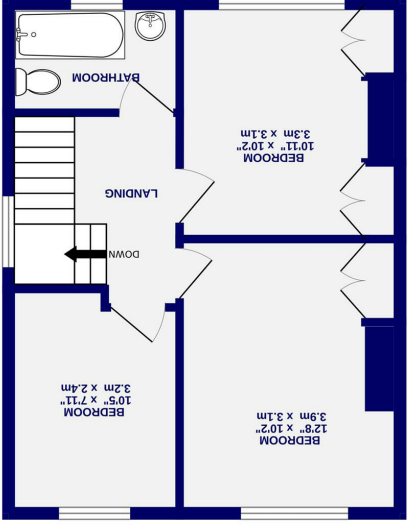
# Melrosegate Heworth, York YO31 0RL

Freehold  
Council Tax Band - C

- Semi Detached Housw
- Four Bedroom HMO
- Potential For Extension Subject To Necessary Planning Permission
- Ideal For York University Or St John University
- Gross Annual Income Of Approximately £38,758 Per Annum Inclusive Of Bills.
- No Onward Chain
- EPC D



GROUND FLOOR (99.9 sq.m.) approx.



1ST FLOOR (38.7 sq.m.) approx.

TOTAL FLOOR AREA: 946 sq.ft. (87.6 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is advised that the purchaser should verify the measurements of rooms and any other areas and be responsible to make his own enquiries as to the accuracy of the figures. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agents and appliances shown have not been measured or guaranteed as to their operation. Make with Mapelec 0228



Melrosegate  
Heworth, York  
YO31 0RL

£400,000



An established and fully compliant four bedroom licensed HMO investment property, located in a consistently strong student rental area to the north of York. The property has been successfully let to students for approximately twenty years by the current owner and is offered for sale with tenants in situ, providing an immediate and proven income stream.

The accommodation is arranged over two floors and includes a communal entrance hallway, four well proportioned letting bedrooms, a fitted kitchen replaced in 2022 and a modern three piece bathroom which was renewed approximately three years ago. The property has been well maintained and benefits from a new boiler installed last year along with updated uPVC windows and doors.

The property is fully compliant with current City of York Council HMO licensing requirements, allowing a purchaser to acquire a ready to operate investment without the need for further works or upgrades. The current rental income is £189.99 per person per week, generating a gross annual income of approximately £38,758 per annum inclusive of bills.

Externally, the property benefits from a separate garage, providing useful storage and additional practicality. Melrosegate is well positioned for access to the city centre, University of York and a range of local amenities, ensuring continued demand from student tenants.

An excellent opportunity to acquire a long established student investment with modern improvements already completed, full licensing in place and immediate income on completion.

The current vendor is open applying for certificate of lawfulness as part of a purchase.

Council Tax Band C

