



Howard Street
Fishergate, York
YO10 4BQ

£550,000



An excellent opportunity to acquire a fully licensed five-bedroom HMO, ideally located in the ever-popular Fishergate area, just a short walk from York city centre and the University.

The property is fully let from 7th July 2025 to 15th June 2026, generating a gross annual income of £40,500.

The property is also let from 22nd June 2026 to 14th June 2027 generating a gross annual income of £49,980 including bills.

This spacious end terrace offers well-presented and functional accommodation across three floors, currently configured for student occupation. The layout includes a bay-fronted ground floor bedroom, rear living room, and a modern fitted kitchen with access to a lobby and ground floor WC. To the first floor are two further double bedrooms and a shared house bathroom. The second floor features two generous double bedrooms, both with en suite shower facilities.

Externally, the property enjoys a large side plot, providing valuable off-street parking potential – a rare feature in this area. A rear courtyard and on-street permit parking further complements the property.

Benefitting from an active HMO licence and Certificate of Lawfulness, this is a strong, low-maintenance investment in one of York's most dependable student letting locations.

Early enquiry is highly recommended.





Howard Street Fishergate, York YO10 4BQ

Freehold
Council Tax Band - C

- End Terrace House
- Five Double Bedrooms
- Off Street Parking
- Income £40,500
- HMO Licensed Property
- Sought After Location
- EPC TBC



TOTAL FLOOR AREA: 1460 sq.ft. (135.7 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 included in the plan the garage/shed will form part of the overall floor area 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.
Made with Metropix ©2025

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.