



40 Clarence Street  
York, YO31 7EW  
**£625,000**

 6  2  1  C

A LARGE PERIOD PROPERTY RUNNING AS A SUCESSFUL 6 BEDROOM STUDENT LET WITHIN A STONES THROW FROM YORK ST JOHN UNIVERSITY AND TWO MINUTES WALK INTO THE CITY CENTRE AND EASY ACCESSABLE TO YORK UNIVERSITY. Providing extremely spacious communal rooms and large letting rooms the property has an income of approximately £60,500 per annum. With the benefit of gas central heating and double glazing the property comprises large hallway, communal sitting room with doors to a courtyard, large kitchen, and bathroom/w.c., 2 ground floor bedrooms, first floor with 3 further bedrooms and bathrooms and a further large bedroom to the second floor. Sure to be of interest to investors in this great location and strong yield.

### Hallway

Large hallway with entrance door, stairs to first floor and doors leading to

### Bedroom 1

13'9 x 12 (4.19m x 3.66m)  
Bay window to front

### Bedroom 2

13'4 x 11'6 (4.06m x 3.51m)  
Window to rear

### Communal sitting room

26'6 x 8'8 (8.08m x 2.64m)  
Bright and spacious sitting/dining area with doors to rear courtyard

### Kitchen

18'7 x 9'2 (5.66m x 2.79m)  
Full range of modern fitted units and integrated/fitted appliances. Door to

### Bathroom

Modern 3 piece white suite including walk in shower

### First Floor

Stairs to second floor. Doors to





### Bedroom 3

10'4 x 8'7 (3.15m x 2.62m)

Window to rear

### Bedroom 4

13'7 x 12 (4.14m x 3.66m)

Window to rear and period fireplace

### Bedroom 5

14'4 (into bay) x 12' (4.37m (into bay) x 3.66m)

Bay window to front. period fireplace

### Second Floor

#### Bedroom 6

16'9 x 14'6 (5.11m x 4.42m)

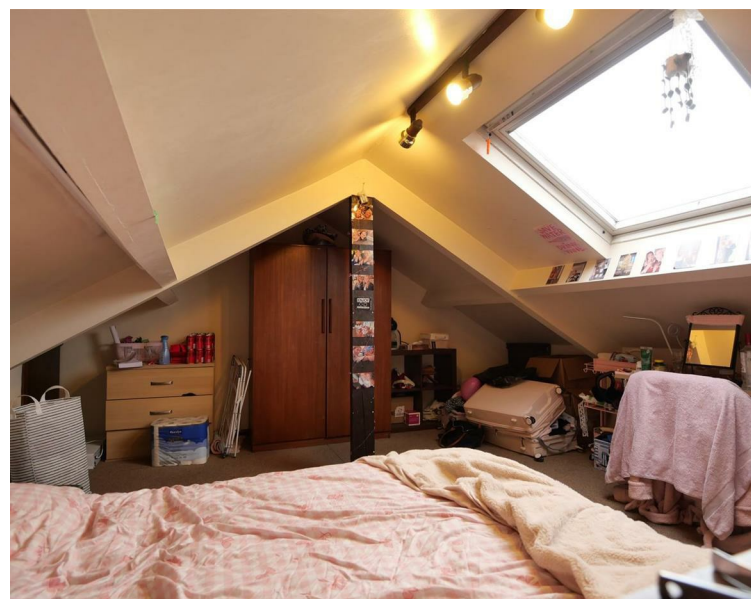
Velux windows to rear, ceiling beams

#### Outside

Good sized communal courtyard

#### Agents Note:

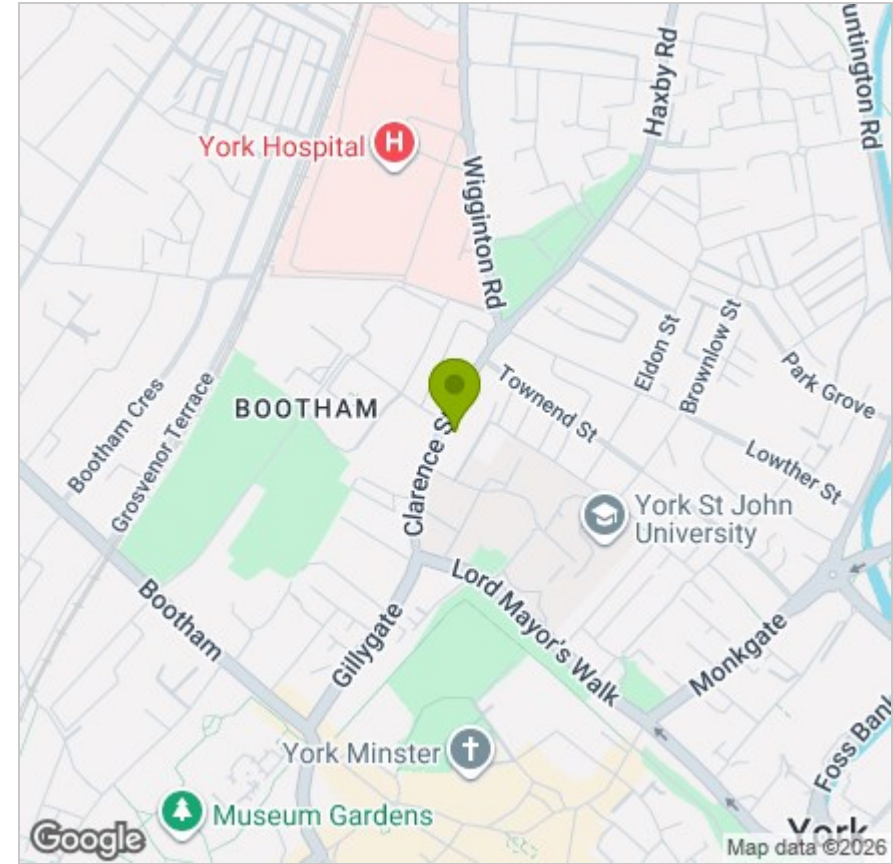
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



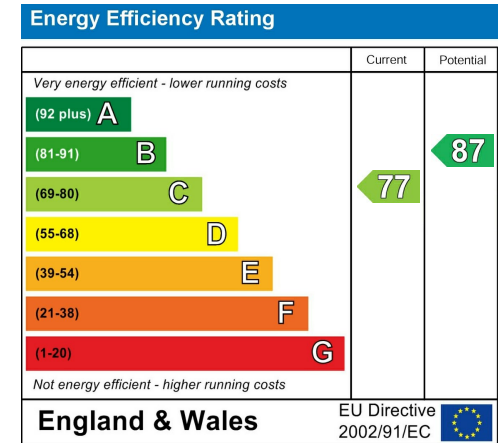
# FLOOR PLAN



# LOCATION



# EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.