



Crombie Avenue  
York, YO30 6DW  
Guide Price £415,000

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A 5 BEDROOM HOUSE WHICH IS USED AS A STUDENT HMO WITH AN INCOME OF £47,000 PER ANNUM.

The property is set in a popular location with easy access to the city centre and Universities and provides spacious accommodation with the benefit of gas central heating and uPVC double glazing and comprises entrance hall, large lounge, spacious dining kitchen, rear hall, cloaks/w.c., landing, 4 double bedrooms, large bathroom/w.c., separate shower, second floor landing with large bedroom 5 and w.c. Good sized gardens to front and rear. Benefits include new roof and fascias. Sure to be of interest to investors looking for a strong yield.

### Hallway

### Lounge

14'5" x 12'11" (4.4m x 3.96m)

### Kitchen/Diner

14'5" x 12'8" (4.4m x 3.88m)

### WC

### First Floor

#### Bedroom 1

10'10" x 12'8" (3.31m x 3.88m)  
12.83m<sup>2</sup>

#### Bedroom 2

10'4" x 12'0" (3.17m x 3.66m)  
11.13m<sup>2</sup>

#### Bedroom 3

9'9" x 9'1" (2.99m x 2.77m)  
7.24m<sup>2</sup>

#### Bedroom 4

11'6" x 12'11" (3.51m x 3.96m)  
12.77m<sup>2</sup>

### First Floor Bathroom

### First Floor Shower Room

### Second Floor



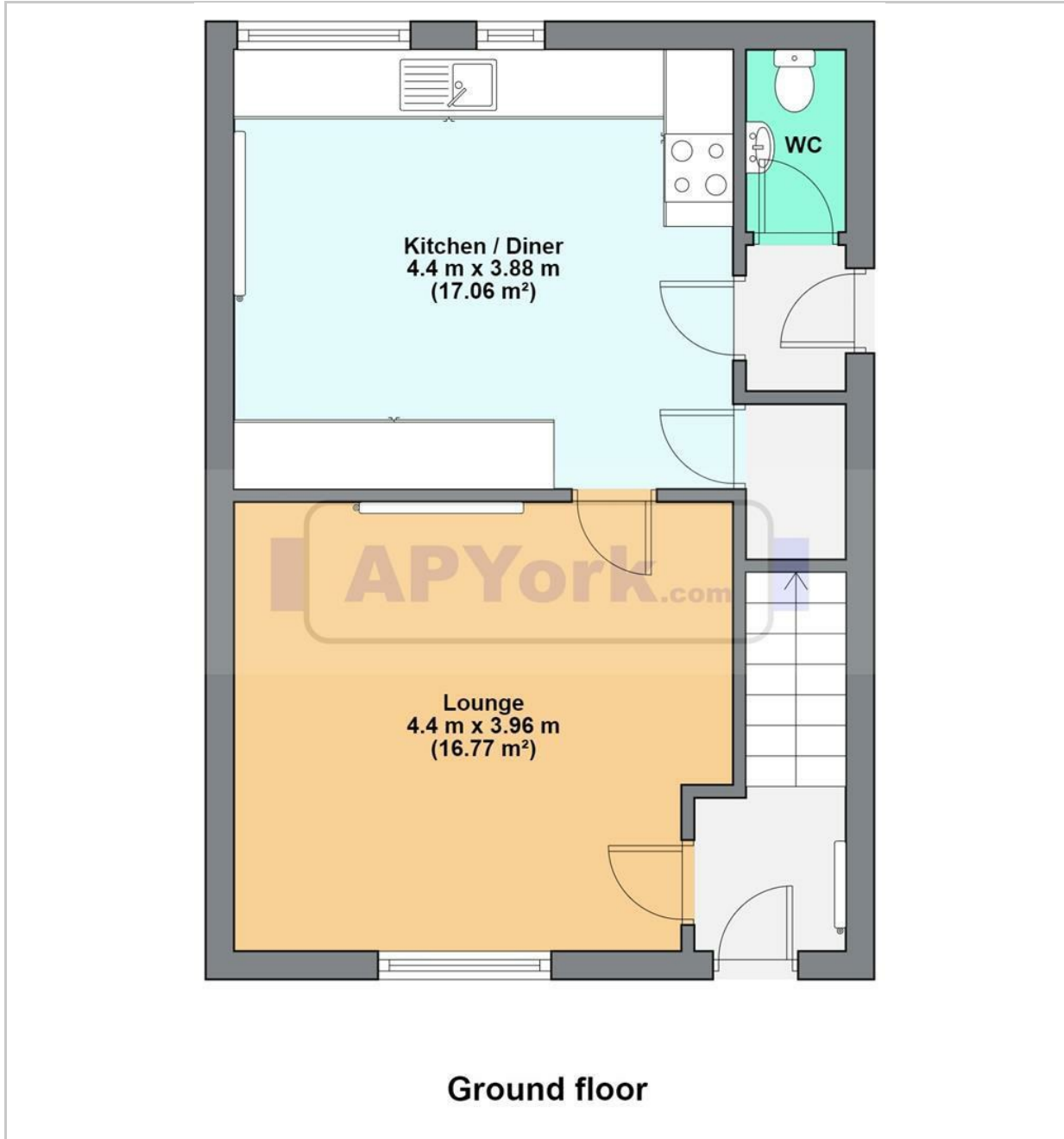


**Bedroom 5**  
13'9" x 16'0" (4.2m x 4.88m)  
16.23m<sup>2</sup>

**Separate WC**



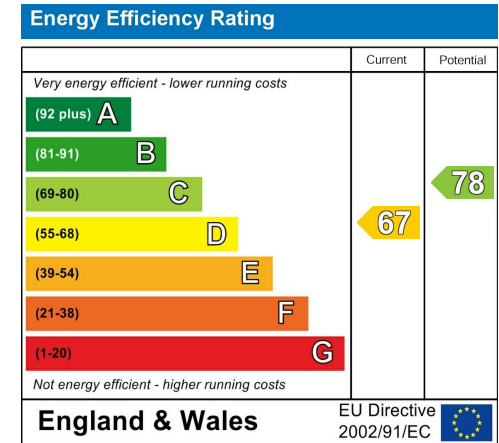
## FLOOR PLAN



## LOCATION



## EPC



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