



Hill House Brook Street

York, YO31 7QQ

£575,000

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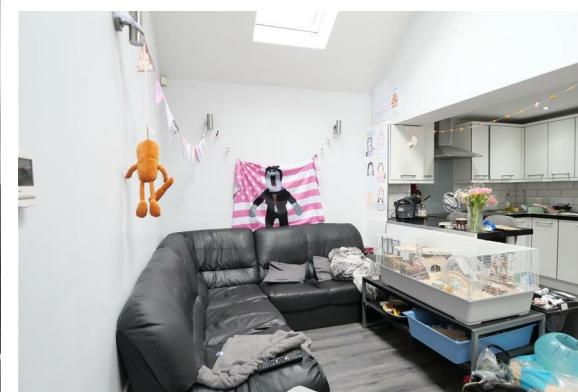
A FABULOUS MODERN 6 BEDROOM ECO HOUSE RUN AS A SUCESSFUL STUDENT LET WITH AN INCOME OF £60,500 PER ANNUM SET IN THIS SOUGHT AFTER CENTRAL LOCATION NEXT TO ST JOHNS UNIVERSITY WITH CITY CENTRE AMENITIES A SHORT WALK AWAY AND ALSO CONVENIENT FOR YORK UNIVERSITY. With ultra low running costs from underfloor heating and solar pv panels the property provides spacious living accommodation comprising entrance hallway, communal open plan living kitchen with modern fitted units and integrated appliances, 2 ground floor bedrooms with shower room and w.c, first floor landing, 4 further first floor duplex bedrooms and shower room/w.c. A private courtyard area to the front. Superb investment opportunity

### Hall

Entrance door, stairs to firs floor. Doors to

### Open plan living kitchen

Windows to side, fully equipped modern kitchen with integrated appliances



### Bedroom 1

Window to front

### Bedroom 2

Window to side and velux windows



### Shower Room

Walk in shower cubicle

### Cloaks/w.c

Wash hand basin and w.c

### First Floor

Doors to

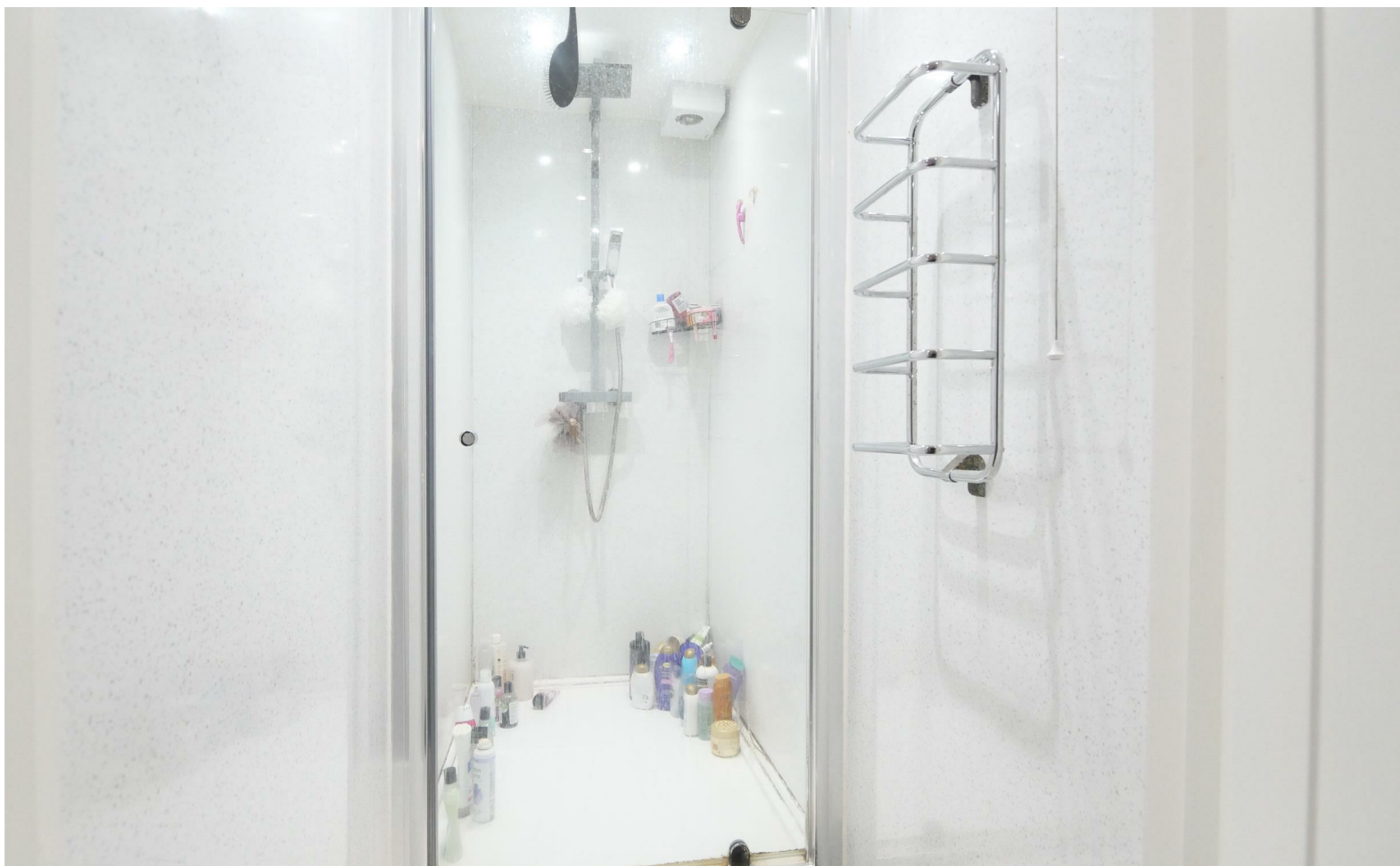
### Bedroom 3

Duplex bedroom including study/dressing area and stairs to bed area

### Bedroom 4

Duplex bedroom including study/dressing area and stairs to bed area





### **Bedroom 5**

Duplex bedroom including study/dressing area and stairs to bed area

### **Bedroom 6**

Duplex bedroom including study/dressing area and stairs to bed area

### **Shower Room/w.c**

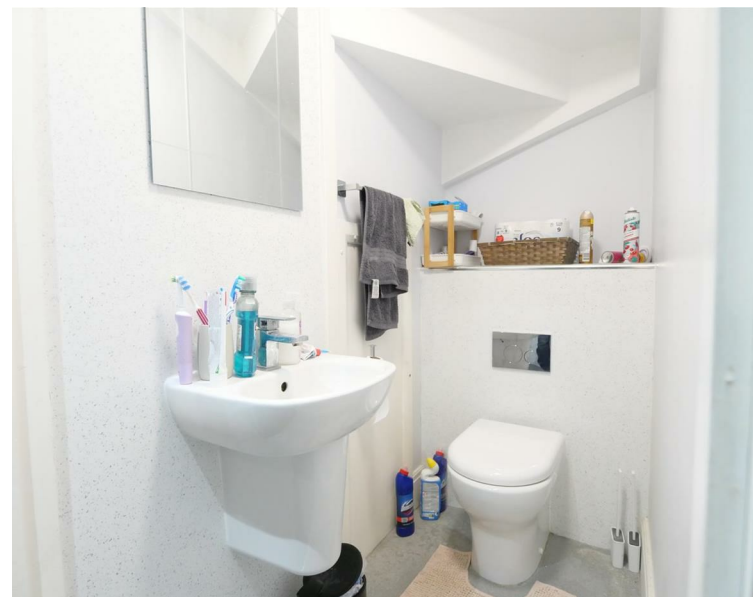
Walk in shower, wash hand basin aw.c

### **Outside**

Private courtyard area

### **Agents Note:**

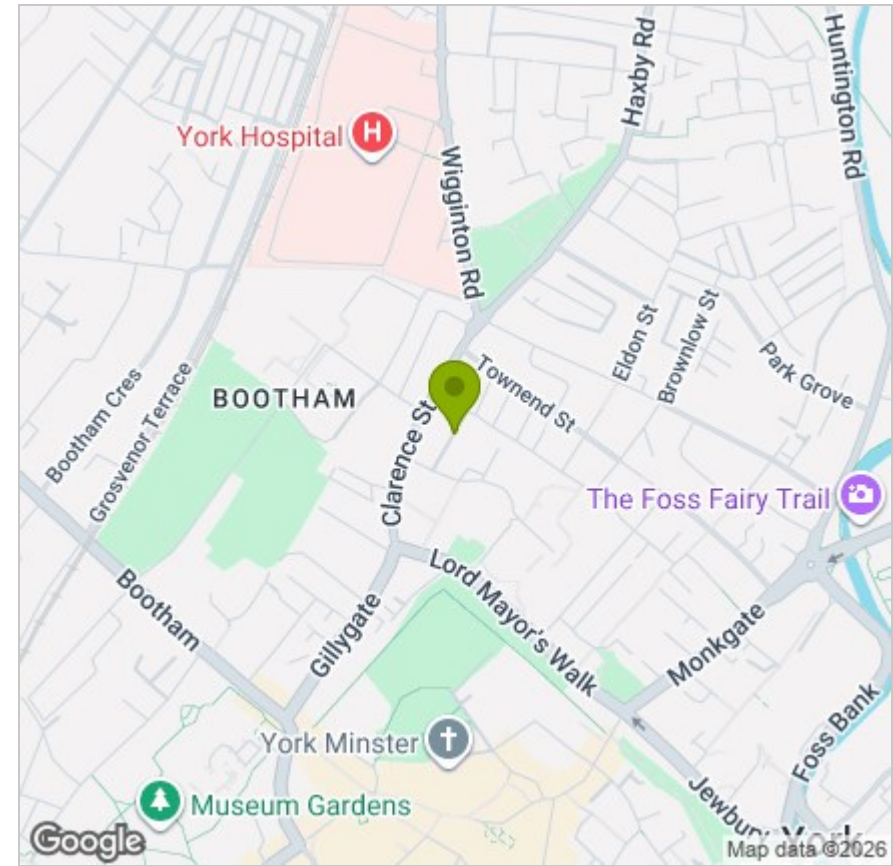
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## FLOOR PLAN



## LOCATION



## EPC

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

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