



18 Gordon Street
York, YO10 5BG
Selling Price £575,000

A FABULOUS INVESTMENT OPPORTUNITY. A 6 bedroom student let set in this favoured York University location within easy walking distance of the campus and also the city centre. This large end period town house has an income of aprox £61,000 per annum and provides spacious living accommodation comprising entrance hall, communal sitting room and well fitted kitchen, 2 ground floor bedrooms (one with en suite shower room/w.c.), first floor with 3 further bedrooms and house bathroom, bedroom 6 located on the second floor. Walled rear courtyard. Sure to appeal to investors looking for strong rental yield.

Hall

Bedroom 1

12'0" x 11'6" (3.67 x 3.51)

Sitting room

12'8" x 12'2" (3.88 x 3.72)

Kitchen

14'11" x 8'2" (4.57 x 2.51)

Bedroom 2

12'7" x 12'6" (3.85 x 3.82)

En Suite Shower Room/w.c

Fist Floor Landing

Bedroom 3

10'10" x 10'4" (3.32 x 3.15)

Bedroom 4

14'5" x 7'8" (4.41 x 2.34)

Bedroom 5

10'1" x 10'0" (3.09 x 3.07)

Bathroom

9'9" x 6'10" (2.98 x 2.09)

Second Floor

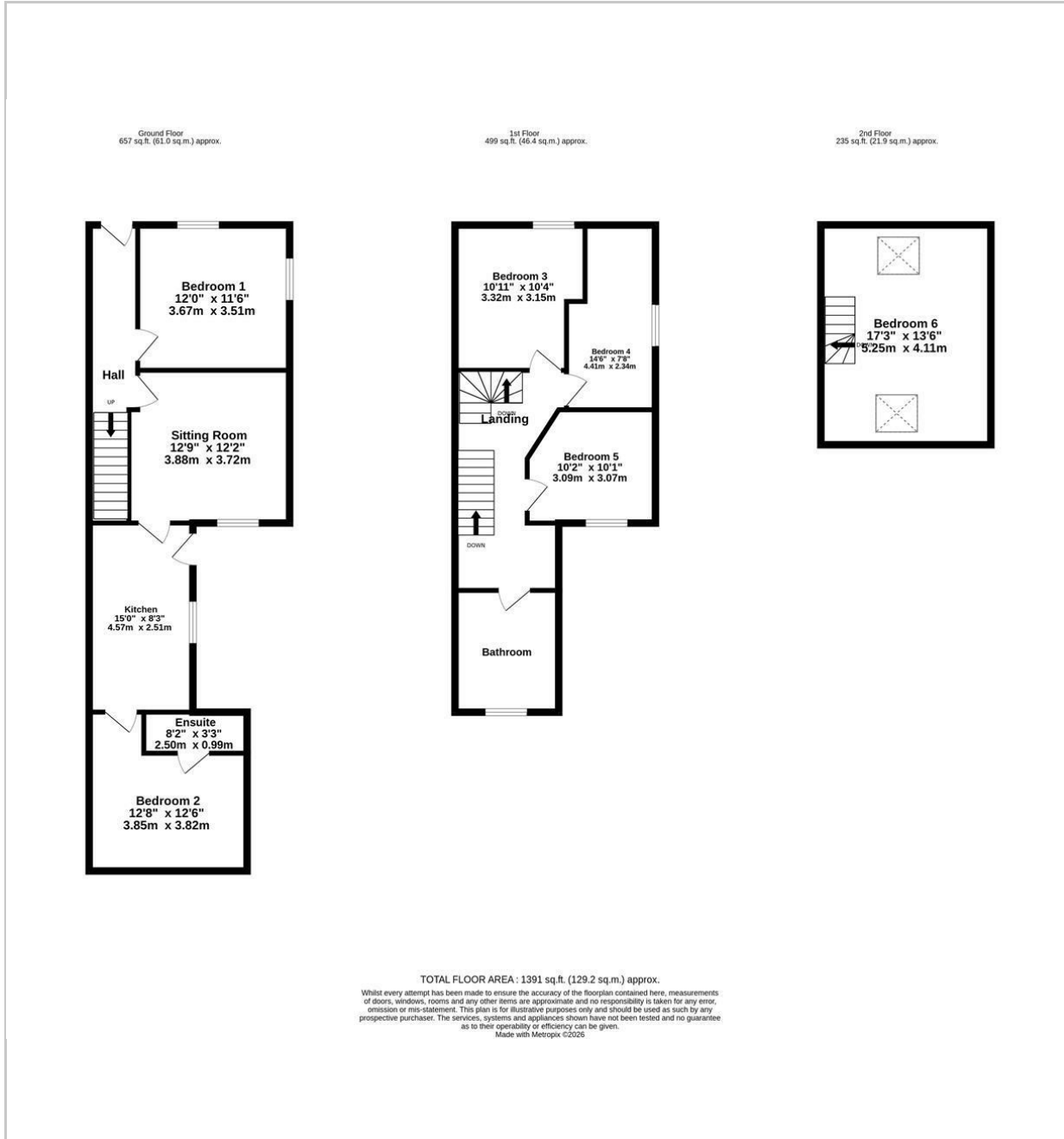
Bedroom 6

17'2" x 13'5" (5.25 x 4.11)

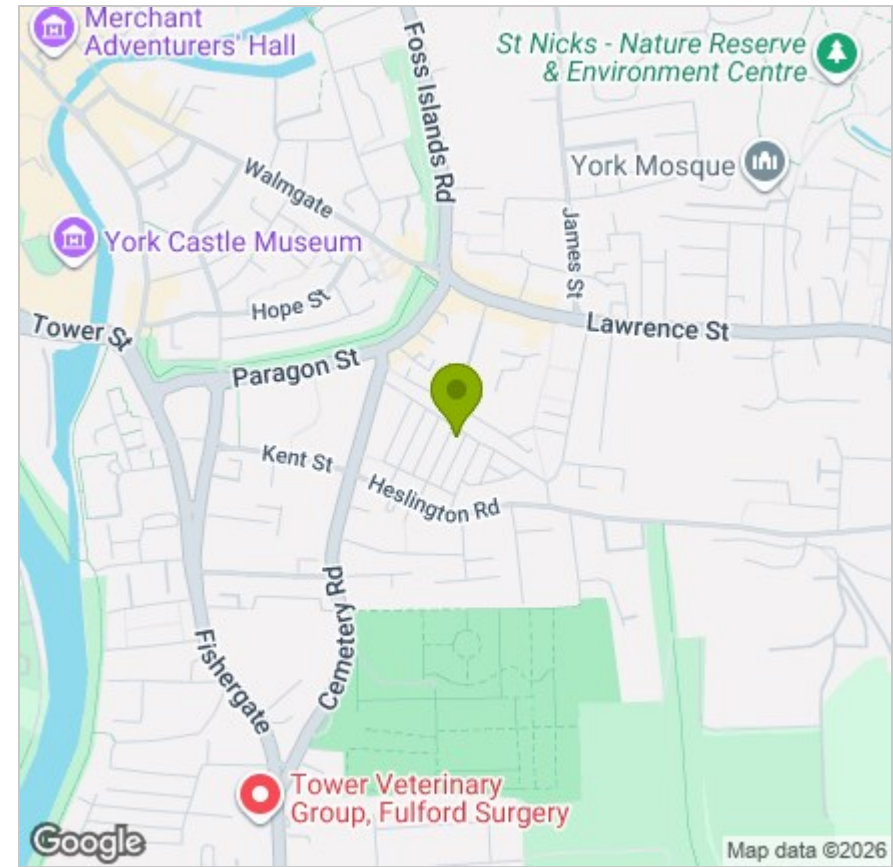




FLOOR PLAN



LOCATION



EPC

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

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