



Lilac Avenue, York, YO10 3AS

- Licensed Six Bedroom HMO Close To University Of York
- Communal Living Room Plus Well Equipped Kitchen
- Large Rear Garden With Covered Gazebo
- Strong Annual Income Just Under £62,000
- One Bathroom And Two Additional Shower Rooms
- Certificate Of Lawful Use

£635,000



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DESCRIPTION

A licensed six-bedroom HMO on Lilac Avenue, ideally positioned to the east of York with excellent access to the University of York, York city centre and key transport links. Located within a consistently popular residential area for students and young professionals, the property offers strong, reliable rental demand and a proven income stream.

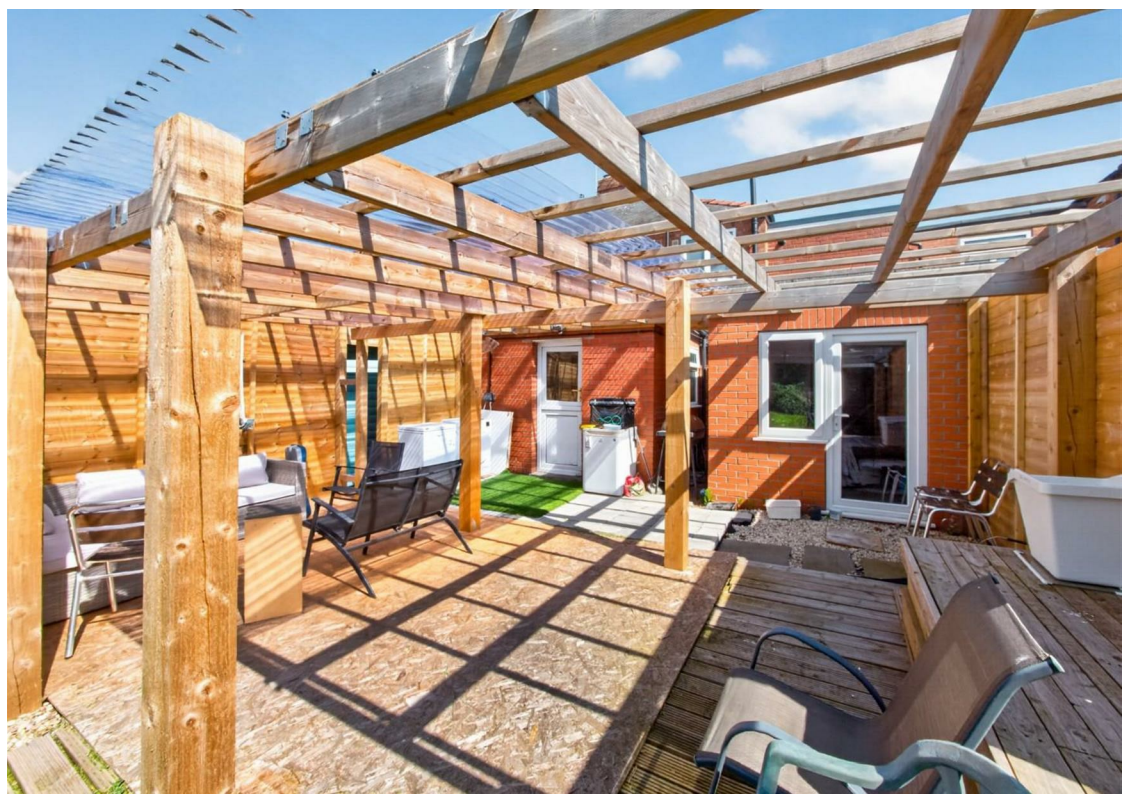
The accommodation is arranged to provide six individual letting bedrooms, creating a practical and efficient layout for shared living. The property currently produces a gross annual income of just under £62,000, making it an attractive option for investors seeking a high-yield HMO in an established rental hotspot close to the university.

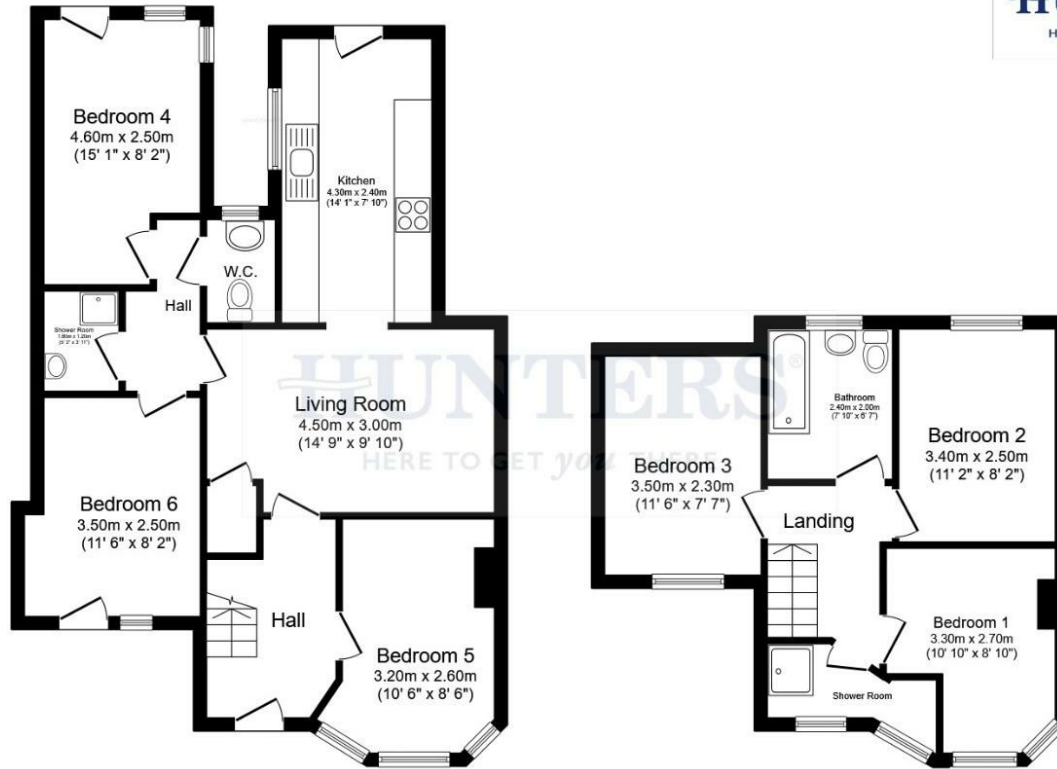
Internally, the property features a communal living room, a well-equipped kitchen, and one bathroom plus two additional shower rooms, ensuring functionality and convenience for occupants. Externally, it benefits from a notably large rear garden with a covered gazebo, offering valuable outdoor space rarely found with HMOs of this type.

The location is particularly appealing for tenants, with a range of local shops, cafés, supermarkets, nearby gyms including David Lloyd and bus routes within a five-minute walk. Additionally there are excellent cycle links to the University of York, University Sports Village and the city centre.

With its established layout, strong income profile and highly convenient setting, this property represents a compelling investment opportunity in one of York's most dependable rental areas. Viewing is recommended to appreciate the scale, layout and long-term potential on offer.







Ground Floor

First Floor

Total floor area 106.9 m² (1,151 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

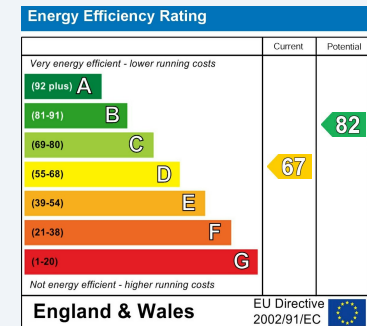
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.