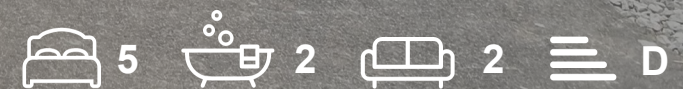




125 Heslington Lane
York, YO10 4HS
Offers Over £550,000



AN EXTENDED TRADITIONAL STYLE SEMI DETACHED HOUSE SET IN THIS SOUGHT AFTER LOCATION WITHIN A SHORT WALK OF YORK UNIVERSITY CAMPUS. The property has been used as a long standing student let with 5 spacious letting bedrooms and an income of £57,000 per annum (with a potential to reconfigure the layout or extend the property to make 6 or 7 bedrooms). Well presented throughout with the benefit of gas central heating and uPVC double glazing, the property provides living accommodation comprising hallway, communal sitting room, well fitted kitchen and dining area, 2 ground floor bedrooms and shower room/w.c., first floor with 3 good sized bedrooms and bathroom/w.c. To the outside is a front garden with off street car parking whilst to the rear is a low maintenance garden with brick utility room. Ideal purchase for investors seeking property close to York University.

Entrance Hall

Entrance door, stairs to first floor. Doors leading to

Communal Sitting Room

14'6 x 10'0 (4.42m x 3.05m)
Spacious living space with window to rear

Bedroom 1

11'4 x 11'3 (3.45m x 3.43m)
Large double bedroom with bay window to front

Kitchen

11'10 x 7'9 (3.61m x 2.36m)
Well fitted kitchen with range of fitted base and wall units, work surfaces, built in oven and hob, bay window to rear. Door to

Dining Room

11'7 x 11'3 (3.53m x 3.43m)
Window to front and door to rear garden.

Bedroom 2

9'11 x 7'11 (3.02m x 2.41m)
Double bedroom with window to front





Shower Room/WC

Walk in shower cubicle, wash hand basin, w.c.

Utility Room

9'10 x 7'11 (3.00m x 2.41m)

Window to rear, wall mounted boiler, space for appliances, radiator

Landing

Window to side. Doors to

Bedroom 3

11'4 x 11'3 (3.45m x 3.43m)

Large double bedroom with bay window to front and fitted wardrobes

Bedroom 4

14'5 x 10'0 (4.39m x 3.05m)

Large double bedroom with window to rear and built in wardrobe

Bedroom 5

9'10 x 8'3 (3.00m x 2.51m)

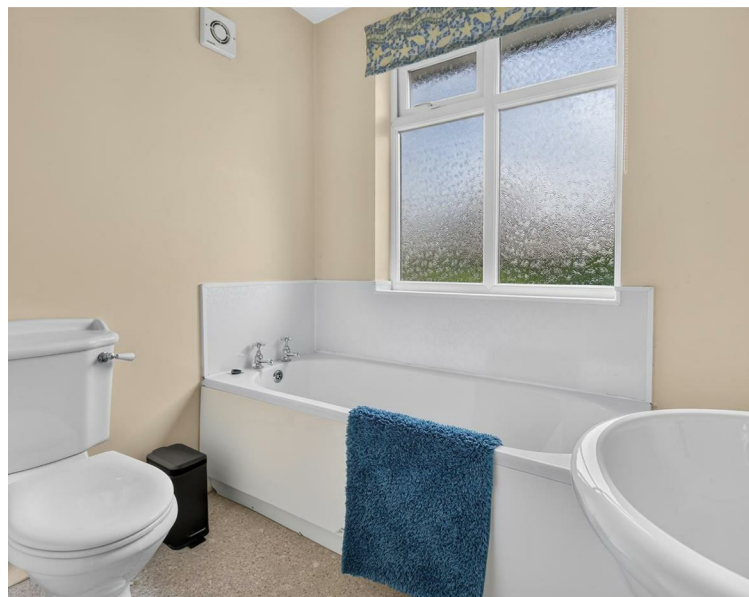
Double bedroom with window to rear

Bathroom/WC

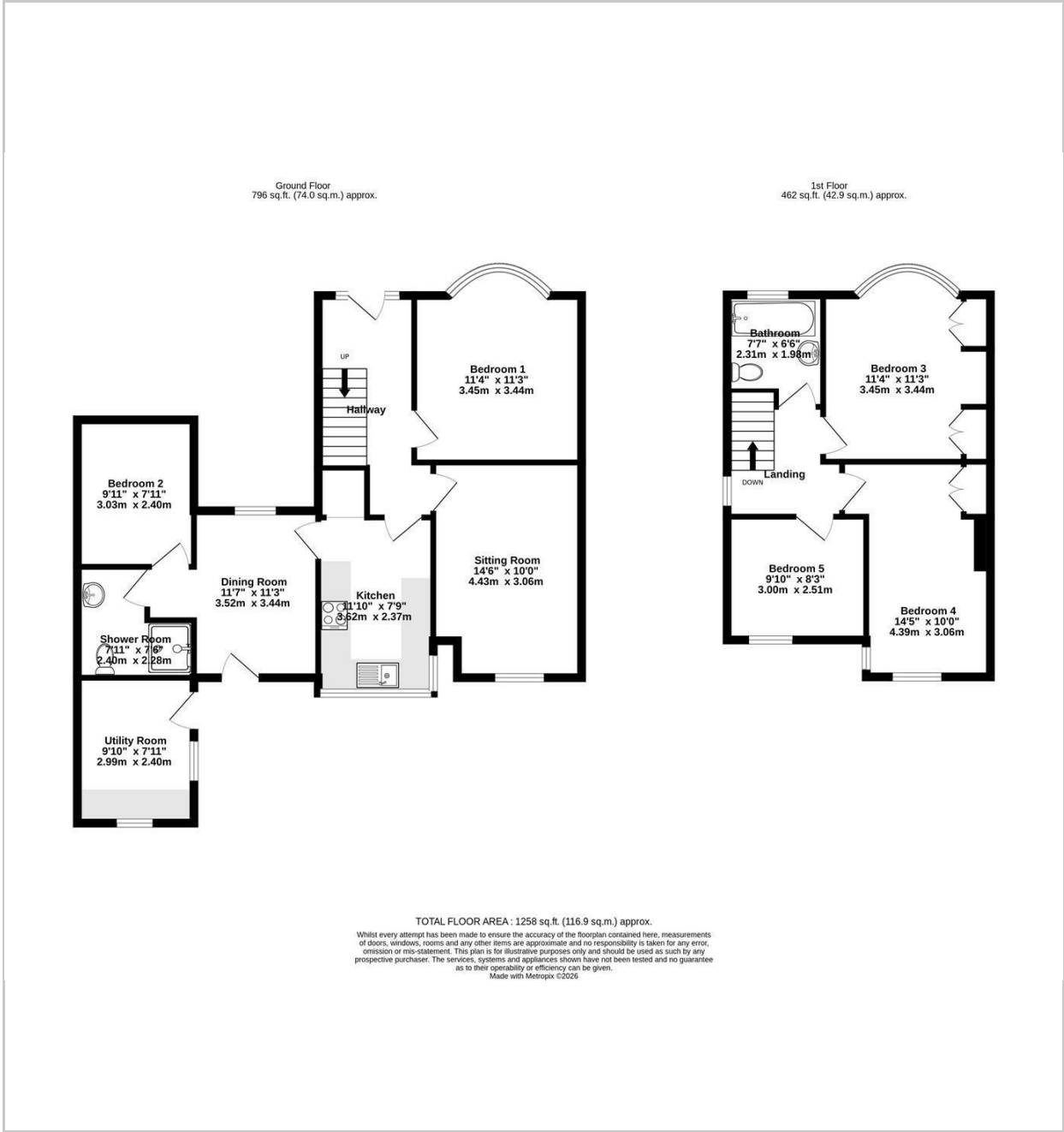
Suite in white comprising panelled bath, wash hand basin and w.c., window to front

Agents Note:

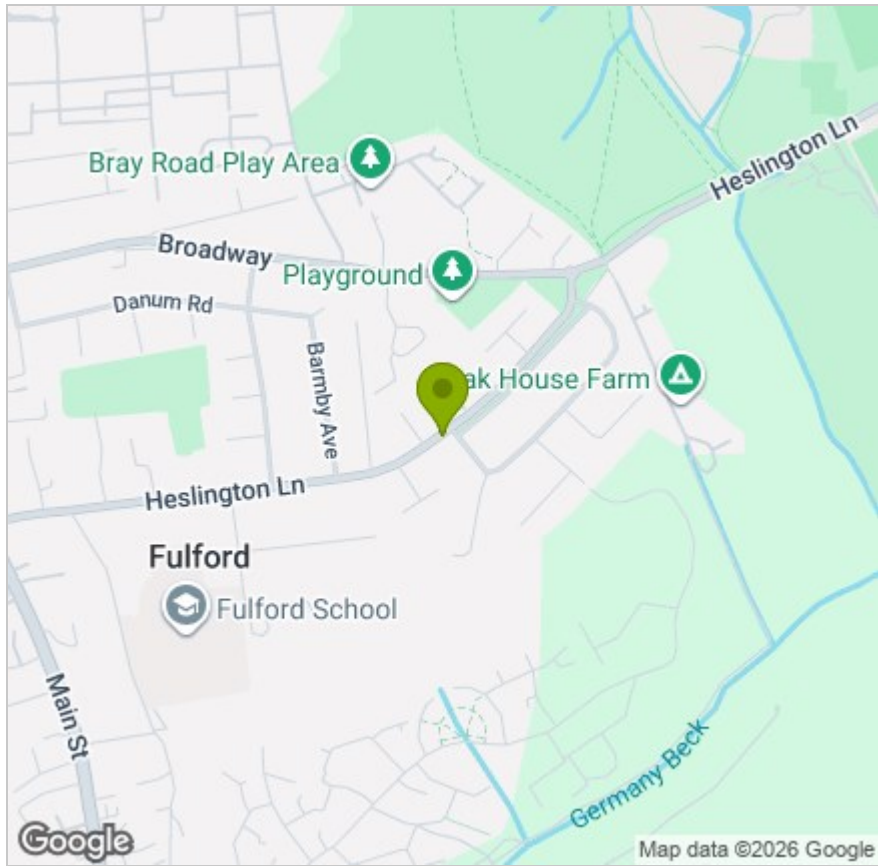
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch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



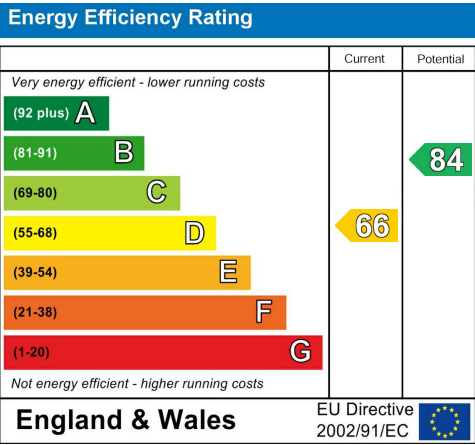
FLOOR PLAN



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 firms employment has the authority to make or give any representation or warranty in respect of the property.