



# Hambleton Terrace Off Haxby Road, York YO31 8JJ

£400,000

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A well located four bedroom mid terrace property, currently operated as a student let, positioned within easy walking distance of York St John University and the city centre. The property offers a straightforward and proven investment opportunity within one of York's most established student areas.

The accommodation provides four bedrooms, each furnished with bed sets and storage furniture, making the property ready for immediate occupation. There is a contemporary fitted kitchen with attractive units, equipped with an oven, fridge, freezer and washing machine. A spacious living and dining area sits at the heart of the property, furnished with comfortable seating and finished in neutral, calming tones that appeal to the student market.

The property is conveniently situated close to a range of local amenities, with a Londis on Haxby Road just a short walk away and popular independent eateries nearby, including Jaipur Spice, well regarded for both dining and takeaway.

The house is decorated tastefully throughout and has been maintained to provide practical, low maintenance accommodation suited to shared occupation. Gas, electric and water are included within the rent. Broadband is not included, however an allowance of up to £500 is provided to the tenants for the duration of the tenancy, typically covering a twelve month period.

The property currently generates a gross rental income of £38,477 per annum, with bills included, offering a solid income producing asset in a consistently strong rental location.

Floorplans and photographs are provided by the letting agent, Adam Bennett, and are for guidance purposes only.



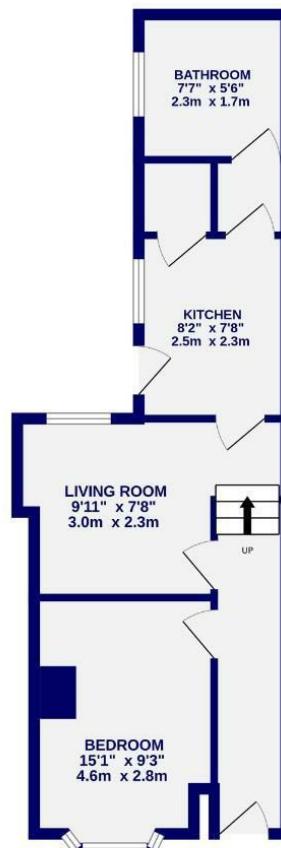


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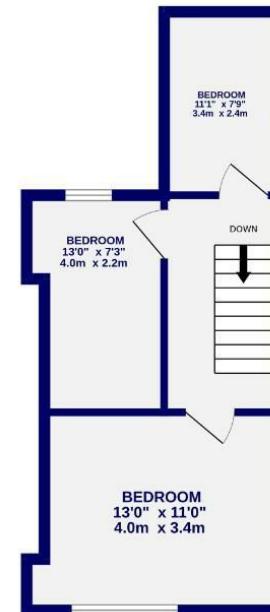
Freehold  
Council Tax Band - B

- HMO Property
- Four Bedrooms
- Planning Permission and HMO License In Place
- Gross Rental Income of £38,477 per annum
- Let For 2026/27
- Period Mid Terrace House
- EPC D

GROUND FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas, distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.