



39 Crombie Avenue  
York, YO30 6DW  
£410,000

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A 5 BEDROOM HOUSE WHICH IS USED AS A STUDENT HMO WITH AN INCOME OF £47,000 PER ANNUM. The property is set in a popular location with easy access to the city centre and Universities and provides spacious accommodation with the benefit of gas central heating and uPVC double glazing and comprises entrance hall, large lounge, spacious dining kitchen, rear hall, cloaks/w.c., landing, 4 double bedrooms and large bathroom/w.c., second floor landing with large bedroom 5 and further shower room/w.c. Good sized lawned gardens to front and rear. Sure to be of interest to investors looking for a strong yield.

### Entrance Hall

### Lounge

14'4" x 13'8" (4.37m x 4.17m)

### Kitchen/Diner

14'4" x 12'6" (4.37m x 3.81m)

### W.C./Cloaks

5'6" x 3'8" (1.68m x 1.12m)

### First Floor Landing

### Bedroom 1

12'1" x 10'7" (3.68m x 3.23m)

### Bedroom 2

12'11" x 10'7" (3.94m x 3.23m)

### Bedroom 3

13'3" x 10'7" (4.04m x 3.23m)

### Bedroom 4

10'7" x 9'11" (3.23m x 3.02m)

### Bathroom

### Second Floor Landing

### Bedroom 5

13' x 12'10" (3.96m x 3.91m)

### Shower Room

10'7" x 5'4" (3.23m x 1.63m)

### Agents Notes

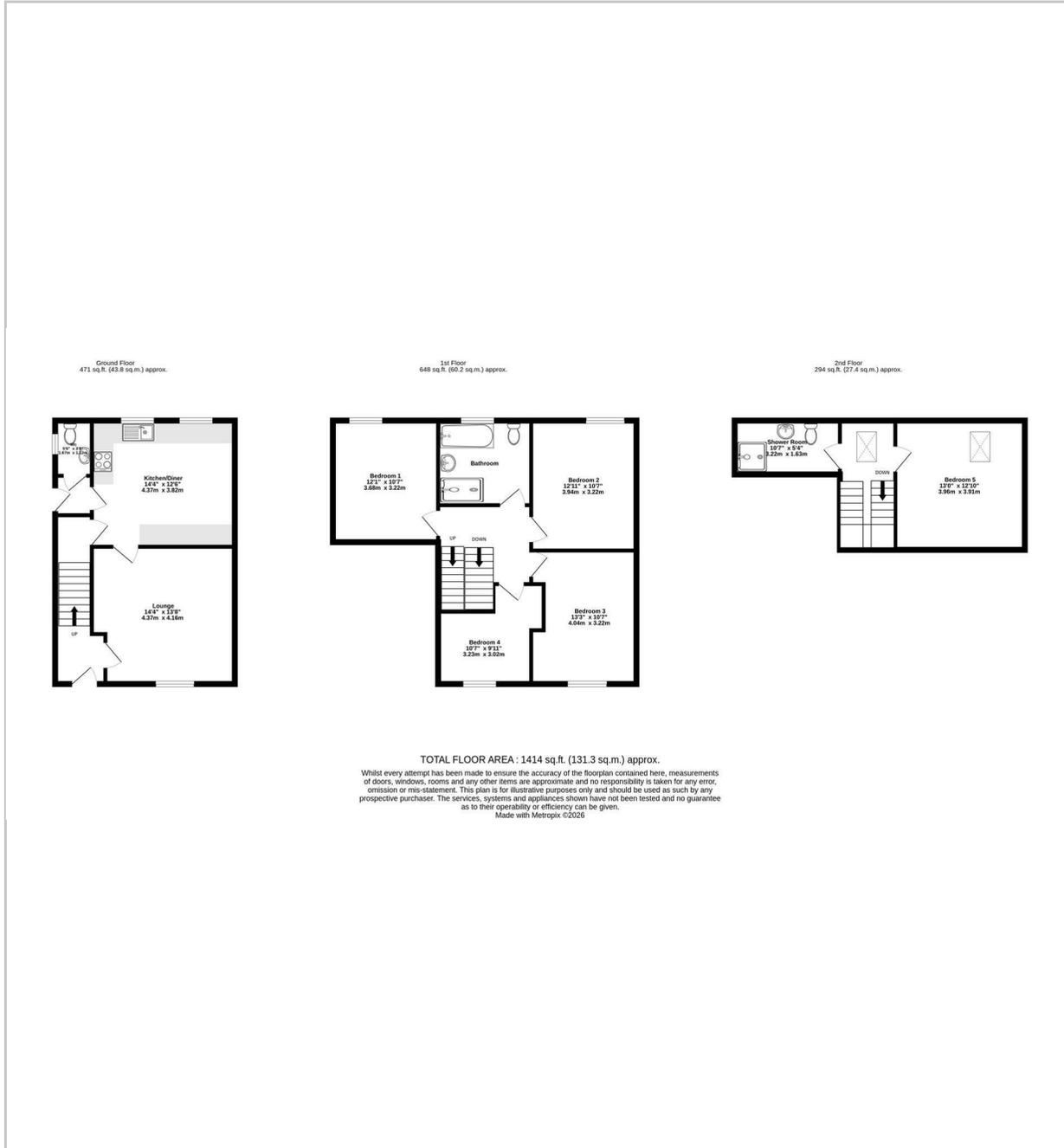




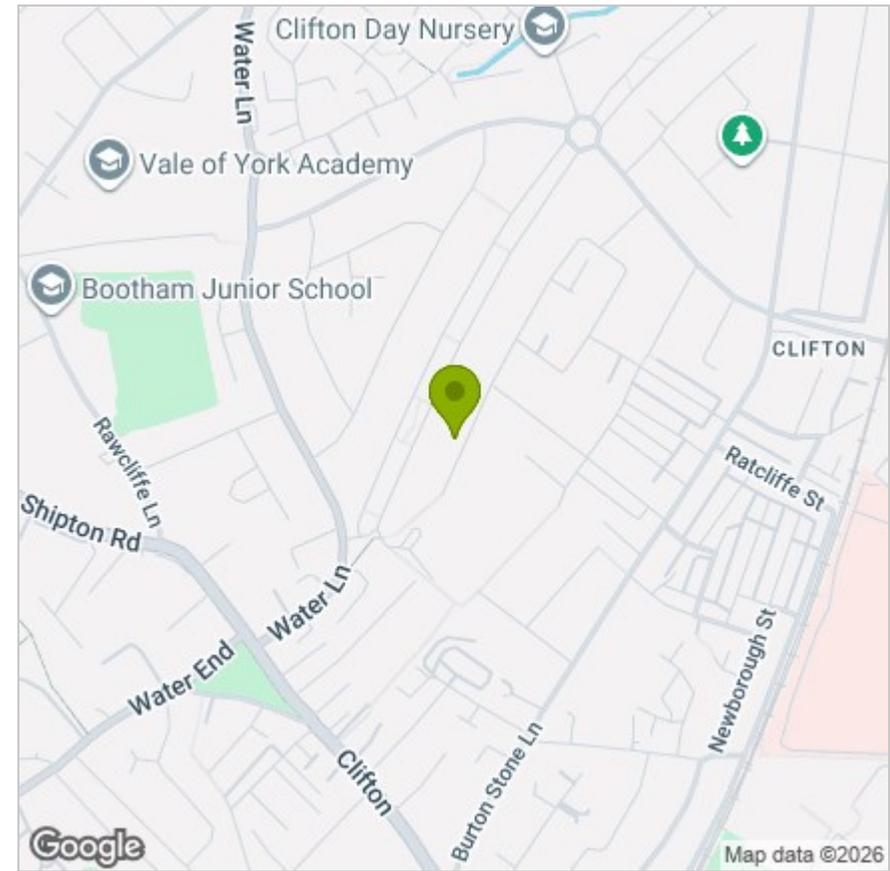
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# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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