



Hill House Brook Street
York, YO31 7QQ
£625,000

 6  2  1  B

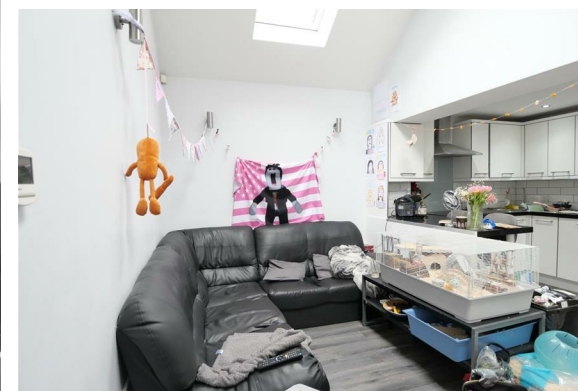
A FABULOUS MODERN 6 BEDROOM ECO HOUSE RUN AS A SUCESSFUL STUDENT LET WITH AN INCOME OF £60,500 PER ANNUM SET IN THIS SOUGHT AFTER CENTRAL LOCATION NEXT TO ST JOHNS UNIVERSITY WITH CITY CENTRE AMENITIES A SHORT WALK AWAY AND ALSO CONVENIENT FOR YORK UNIVERSITY. With ultra low running costs from underfloor heating and solar pv panels the property provides spacious living accommodation comprising entrance hallway, communal open plan living kitchen with modern fitted units and integrated appliances, 2 ground floor bedrooms with shower room and w.c, first floor landing, 4 further first floor duplex bedrooms and shower room/w.c. A private courtyard area to the front. Superb investment opportunity

Hall

Entrance door, stairs to firs floor. Doors to

Open plan living kitchen

Windows to side, fully equipped modern kitchen with integrated appliances



Bedroom 1

Window to front



Bedroom 2

Window to side and velux windows

Shower Room

Walk in shower cubicle

Cloaks/w.c

Wash hand basin and w.c

First Floor

Doors to

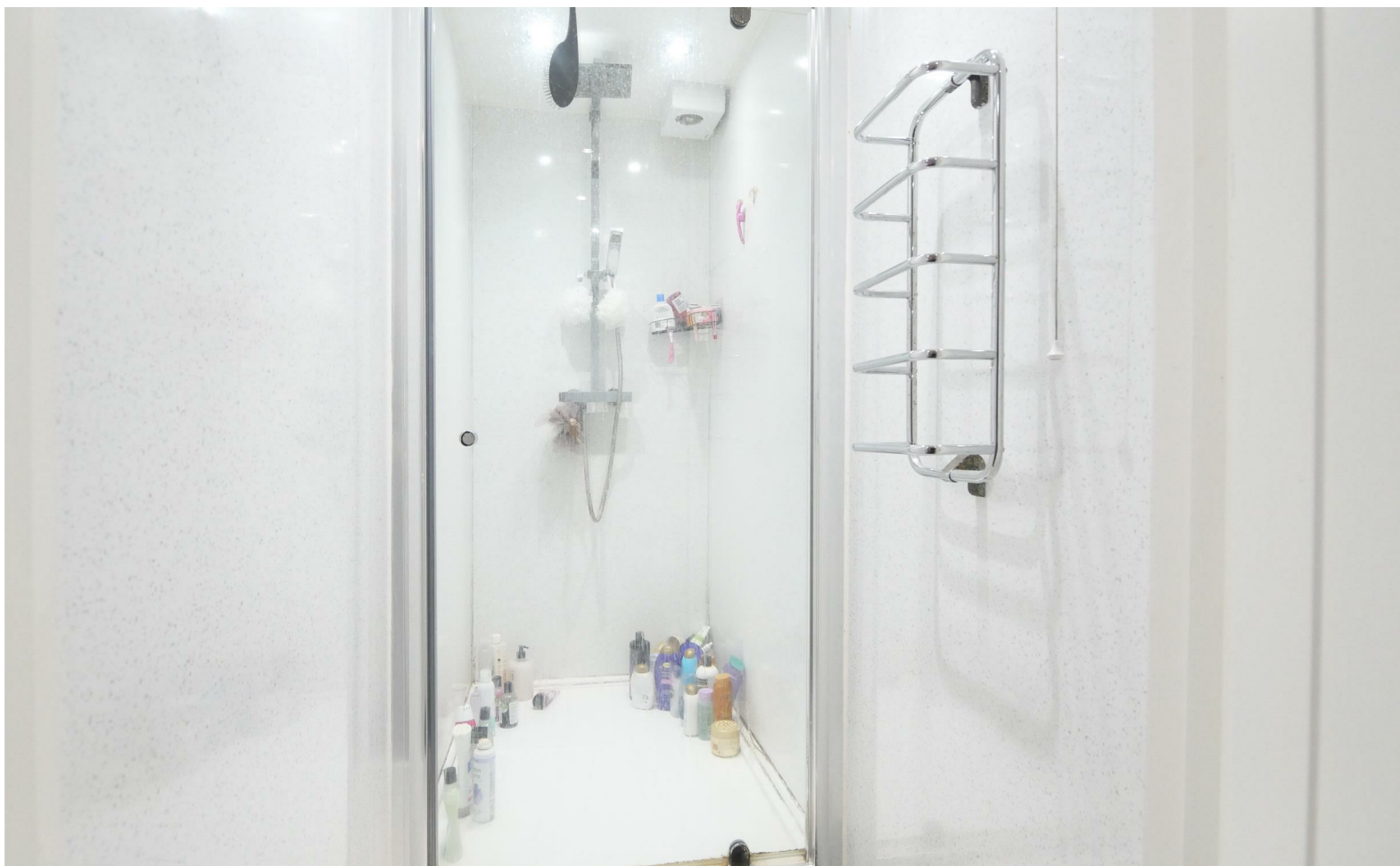
Bedroom 3

Duplex bedroom including study/dressing area and stairs to bed area

Bedroom 4

Duplex bedroom including study/dressing area and stairs to bed area





Bedroom 5

Duplex bedroom including study/dressing area and stairs to bed area

Bedroom 6

Duplex bedroom including study/dressing area and stairs to bed area

Shower Room/w.c

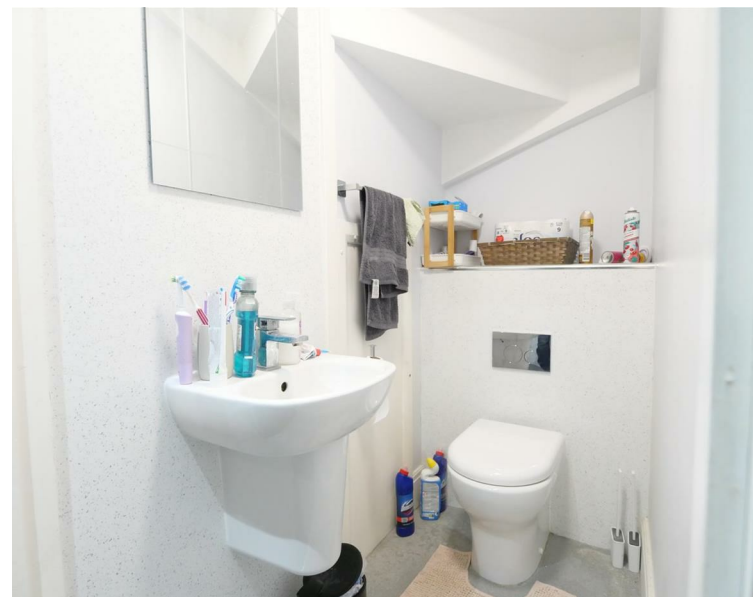
Walk in shower, wash hand basin aw.c

Outside

Private courtyard area

Agents Note:

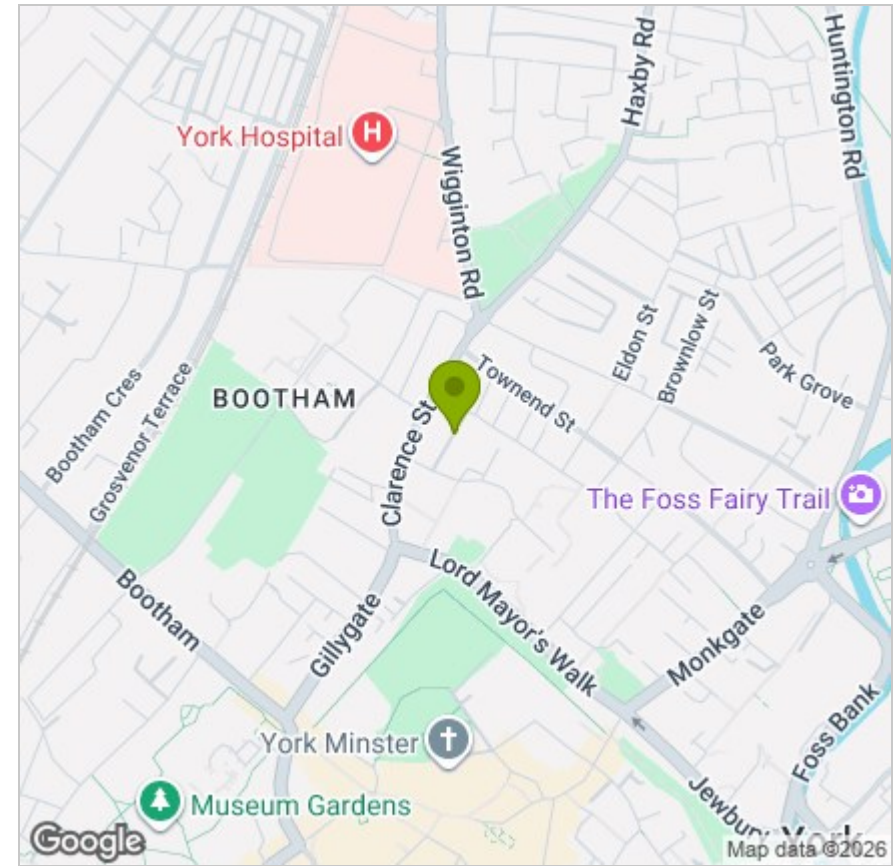
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our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



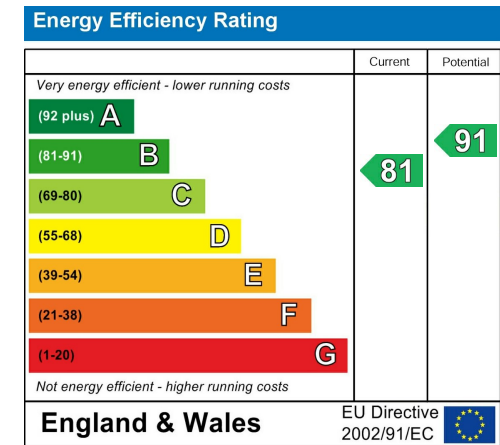
FLOOR PLAN



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