



34 Finsbury Street
, York YO23 1LT

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, York YO23 1LT
£235,000**

*** INVESTMENT PROPERTY *** Situated off Bishopthorpe Road on Finsbury Street is this tenanted mid terrace property, currently achieving £950pcm. Sat within a desirable location the property is sure to be popular! In brief the property comprises; lounge, dining kitchen, ground floor bathroom and two double bedrooms to the first floor.

Offered with no forward chain, call Quantum to secure your viewing.

EPC Rating D
Council Tax Band B

Entrance

Into lounge. Part glazed UPVC door with top light.

Lounge

9'3 x 9'10 (2.82m x 3.00m)

UPVC window. Radiator. Decorative fireplace with surround and hearth. Built in cupboard housing meters. Door to inner lobby.

Inner Lobby

Stairs leading to the first floor. Door to Kitchen.

Kitchen

9'3 x 9'9 (2.82m x 2.97m)

Fitted with a range of wall and base units complemented by co-ordinating work tops. Space for cooker. Extractor hood over. Sink unit. Plumbing for washing machine. UPVC window. Radiator. Built in cupboards. Under-stairs storage.

Rear Lobby

Door to side access. Door to bathroom.

Bathroom

7'2 x 4'1 (2.18m x 1.24m)

Fitted with a three piece suite comprising bath with shower over, wash hand basin and toilet. Opaque UPVC window. Radiator.





Bedroom One

13'6 x 11'3 max (4.1m x 3.43m max)

UPVC window. Radiator.

Bedroom Two

9'3 x 9'9 (2.82m x 2.97m)

UPVC window. Radiator. Stair-head. Cupboard housing boiler. Additional built-in cupboard.

Outside

To the rear of the property is an enclosed walled courtyard with outbuilding.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is B. The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

Additional Information

The property is currently tenanted on a fixed term 12 month AST which commenced on the 19th September 2025 - 18th September 2026

Landlord gas safety record in date until 26/03/2026

Electrical installation Certificate in date until 06/05/2027

Rental amount achieved per month £950pcm.

Deposit held within a secure scheme.

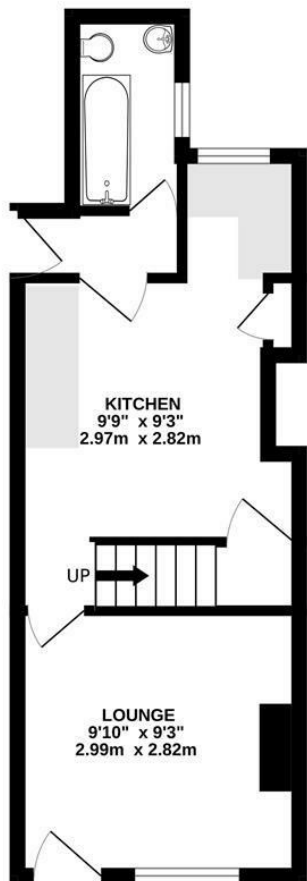
Property managed by Quantum Estate Agency

Anti - Money Laundering Compliance

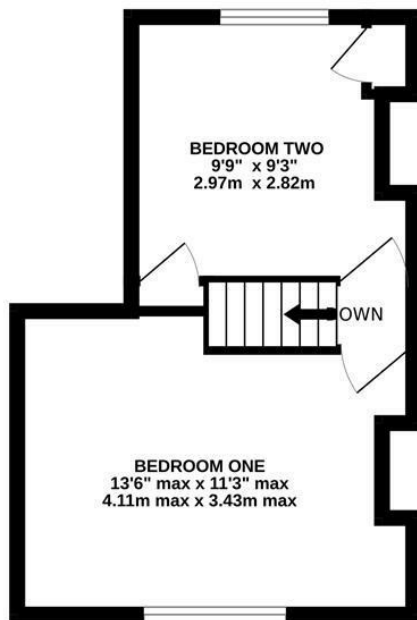
We are legally required to conduct Anti Money Laundering checks on all purchasers, sellers, and anyone related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.



GROUND FLOOR
287 sq.ft. (26.6 sq.m.) approx.

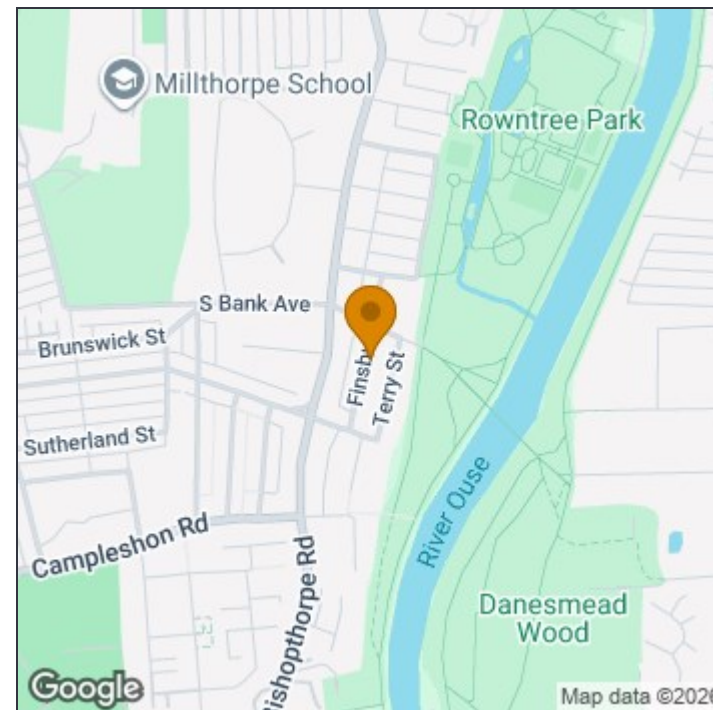


1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 557 sq.ft. (51.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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