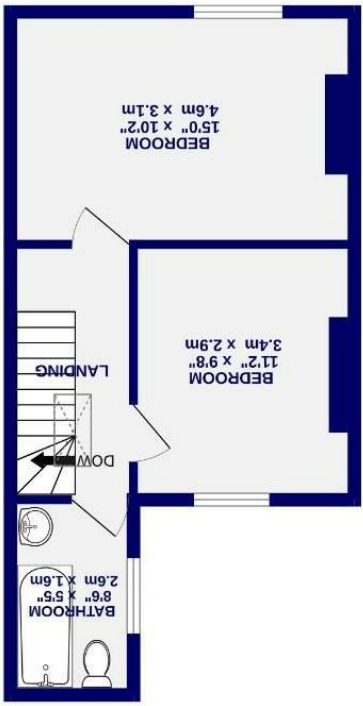
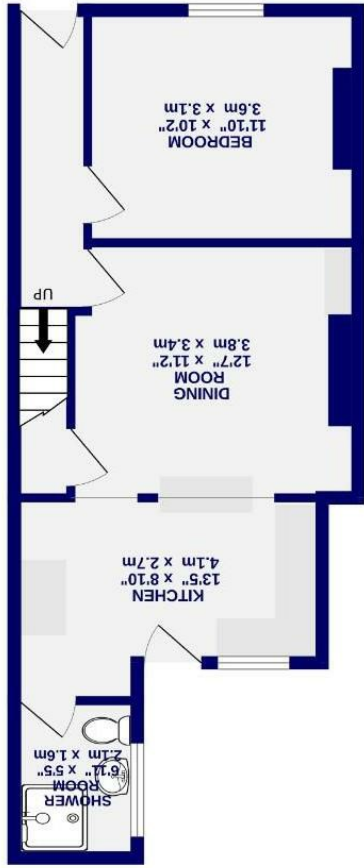


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1ST FLOOR
358 sq. ft. (33.3 sq.m.) approx.



GROUND FLOOR
455 sq. ft. (42.3 sq.m.) approx.

- EPC C
- Per Annum
- Expected Gross Income Of £27,540
- Gas Central Heating & Double Glazing
- Rear Kitchen Extension
- Hmo License & Planning
- Three Bedrooms
- Mid Terrace House

Freehold
Council Tax Band - B

Newborough Street , York YO30 7AS



Newborough Street
, York
YO30 7AS

£280,000

 3  1

A superb opportunity to acquire this beautifully renovated mid-terrace property, offered with a fully compliant HMO licence for three occupants valid from June 2025 for five years. Equally suited as a stylish city home or an excellent investment purchase, the property enjoys a highly convenient location just north of York city centre with easy access to York District Hospital, the railway station, local amenities and the outer ring road.

The property has undergone extensive renovation by the current owner, including a new roof with Velux rooflight, complete rewire, replacement ceilings and floorboards, refinished walls and thermal boarding to the front elevations. Original character has been retained where possible, including decorative corncicing to the front reception room.

The flexible accommodation can be configured as either a two-bedroom home with two reception rooms or a three-bedroom HMO. The ground floor comprises an entrance hallway, a bright front reception room which can also serve as a third bedroom, a spacious dining room opening into the fitted kitchen, and a modern three-piece shower room. The kitchen benefits from a range of wall and base units, integrated oven and hob, skylight and direct access to the rear courtyard.

To the first floor are two generous double bedrooms and a three-piece family bathroom, while the Velux rooflight provides excellent natural light to the landing.

Externally, the property offers a paved rear courtyard with a lockable brick-built store and on-street parking to the front.

