



26 Horner Street York YO30 6EA

£270,000

A licensed HMO buy-to-let opportunity in an area of strong rental demand. Its location near the university, local amenities, and transport links ensures ongoing appeal to investors seeking reliable returns.

Situated on Horner Street, currently let from July 2026 - 2027 on a 12-month AST. Each tenant paying £160 per person per week excluding bills, generating a gross annual income of £24,960.

Ideally positioned within close proximity to St John's University, making it highly attractive to the student rental market. The accommodation briefly comprises a communal lounge, shared kitchen, and three well-proportioned bedrooms, offering a practical and sociable layout that is well suited to shared living.

EPC Rating D
Council Tax Band B

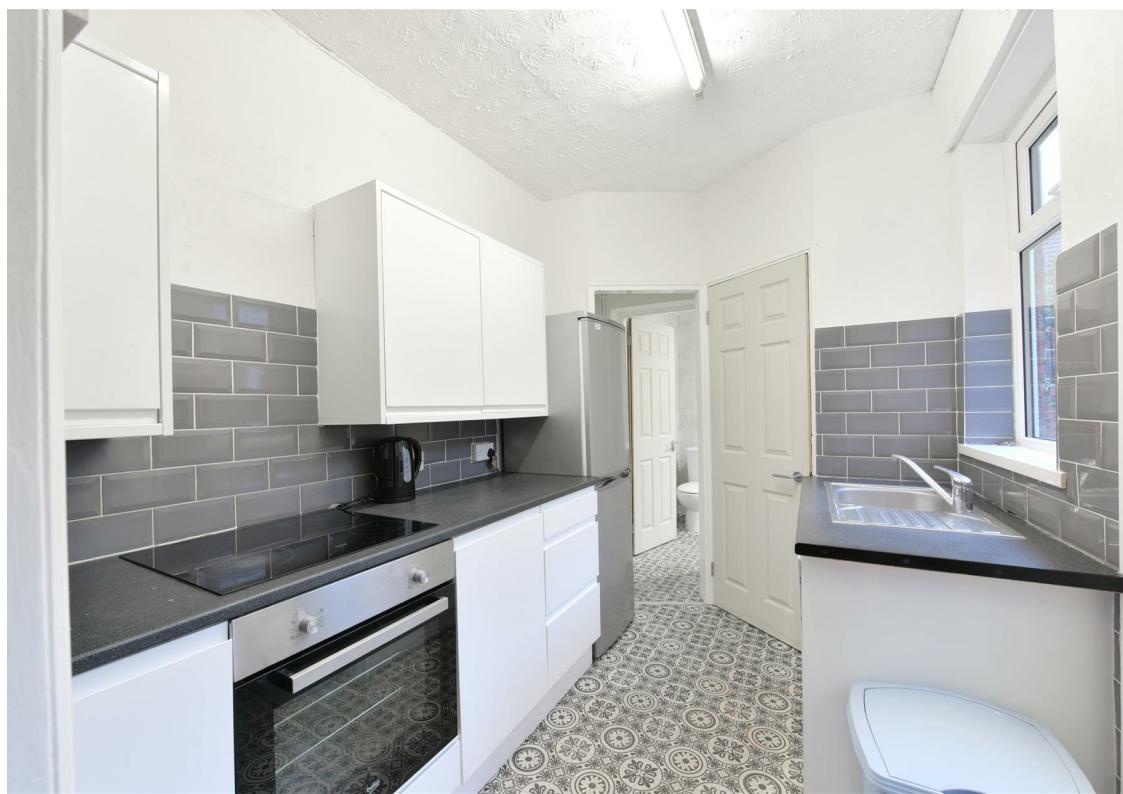
Entrance Hallway
UPVC entrance door. Radiator. Doors to further rooms. Stairs to first floor.

Bedroom One
10'5 x 8'9 (3.18m x 2.67m)
UPVC window. Radiator.

Lounge
12'3 x 10'4 (3.73m x 3.15m)
UPVC window. Radiator. Feature fire. Built in cupboard. Understairs cupboard.

Kitchen
7'11 x 6'9 (2.41m x 2.06m)
Fitted with high and low level units and coordinating worktops. Built in oven with electric hob. Space for fridge freezer. Sink and drainer unit. Cupboard housing boiler. UPVC window. UPVC door to courtyard.

Rear Lobby
Cupboard. Door to bathroom.





Stairs to first floor

Bedroom Two

12'2 x 10'5 (3.71m x 3.18m)

UPVC window. Radiator. Built in cupboard.

Bedroom Three

12'2 x 10'5 (3.71m x 3.18m)

UPVC window. Radiator. Built in cupboard.

Bathroom

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

Outside

A walled courtyard with brick built sheds, great for storage and bikes. Gated access to the rear.

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

All information should be checked and verified by a solicitor.

Quantum managed property.

Let agreed to 3 students at the time of marketing

Tenancy term: 17th July 2026 to 16th July 2027

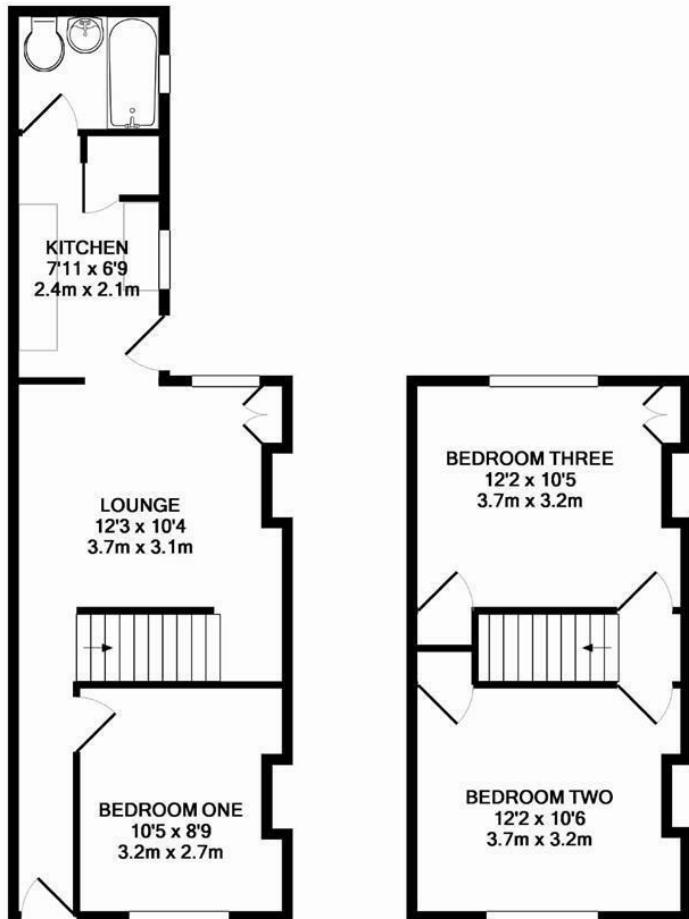
Rental amount: £160.00 per person per week, excluding bills.

Annual income: £24,960

Gross yield: 9.24% based of the asking price of £270,000

The property has a current HMO license. A purchaser will need to apply for a new one on the day of purchase.





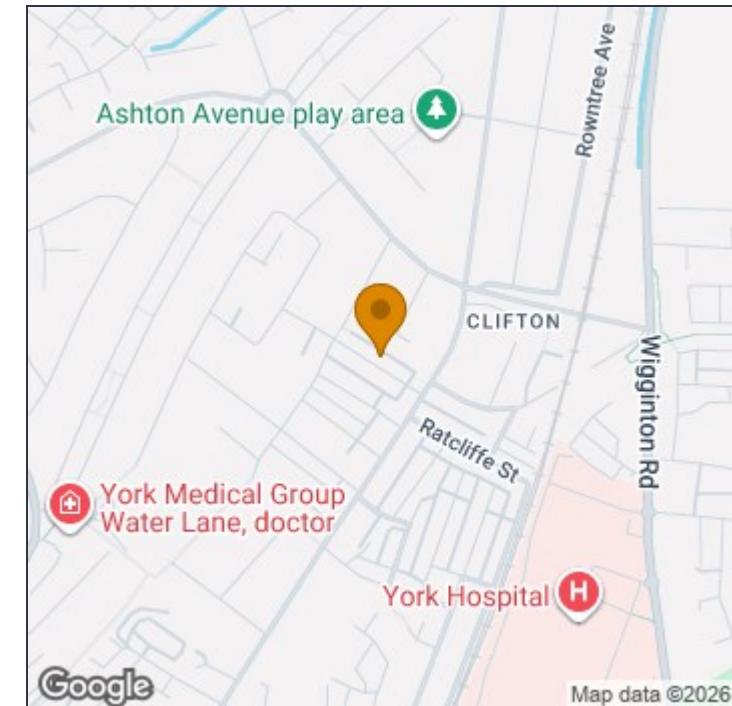
GROUND FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.9 SQ.M.)



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 or representation of fact (especially if a substantial journey is required to view the property), 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.

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