



Haxby Road  
Haxby Road, York  
YO31 8JX

£395,000



Located in the ever-popular Haxby Road area, within walking distance of York St John University and York Hospital, whilst also offering easy access to the University of York and York city centre, is this well-maintained and fully compliant four-bedroom HMO. Offered with no onward chain, the property is a superb investment opportunity, generating an annual rental income of £40,671 (inclusive of bills) with four tenants already in situ.

The property benefits from a Certificate of Lawful Use issued in 2013, an HMO Licence valid until March 2028, an Electrical Safety Certificate valid until July 2030, and an EPC rating of C valid until August 2031. Further improvements include a new gas boiler and double glazing throughout, including the sash windows. Having been well maintained, the property is expected to require minimal ongoing maintenance.

An entrance hall leads to a spacious extended open-plan kitchen and dining area with a range of fitted wall and base units, generous worktop space and room for communal living. A ground floor WC completes this level, along with the first double bedroom positioned to the front of the property.

The first floor offers two further double bedrooms and a modern three-piece shower room. The second floor hosts the fourth double bedroom with a mezzanine level, served by a three-piece bathroom.

Outside, there is an enclosed rear courtyard and a forecourt to the front, with on-street permit parking available.

With an established rental income, excellent compliance credentials, modern improvements, a sought-after location and no onward chain, this is a fantastic opportunity to acquire a ready-made investment in one of York's strongest rental locations.

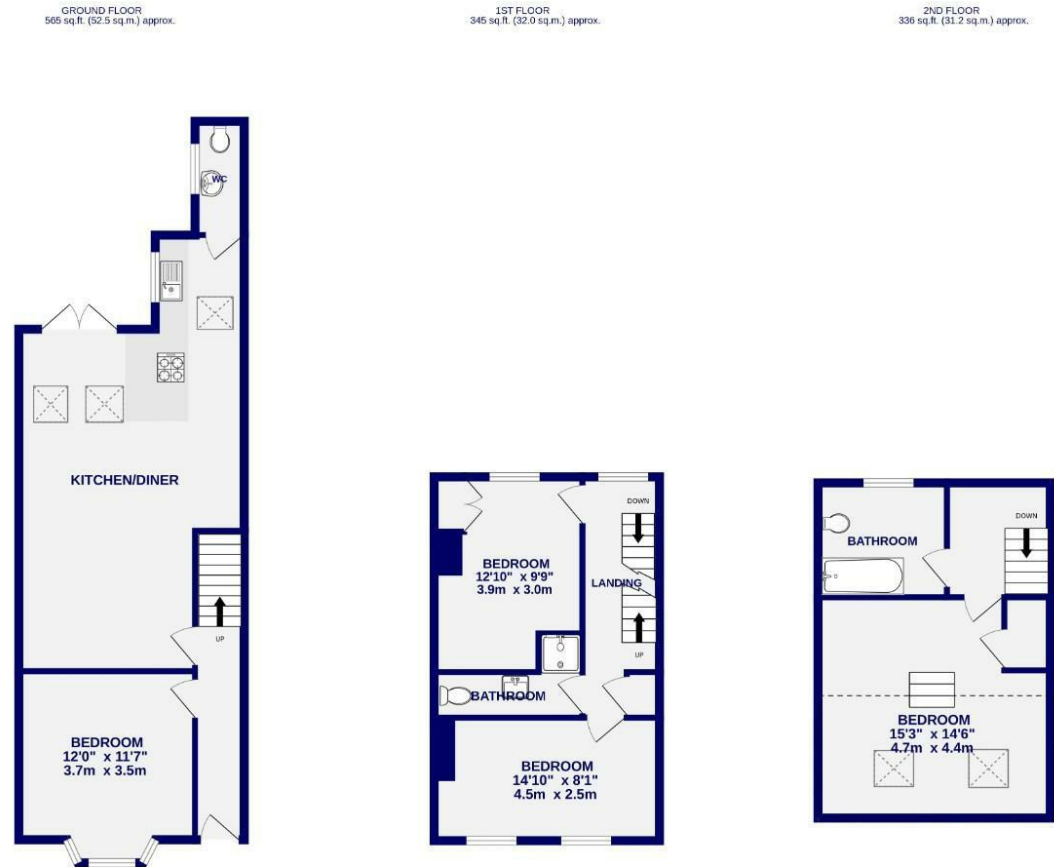




# Haxby Road Haxby Road, York YO31 8JX

Freehold  
Council Tax Band - C

- HMO Terrace Property
- Currently Tenanted
- Gross Income £40,671 PA
- Well Connected Location
- Good Condition Throughout
- Sold As Going Concern
- Four Bedrooms
- EPC C



TOTAL FLOOR AREA : 1055sq.ft. (98.0 sq.m.) approx.  
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