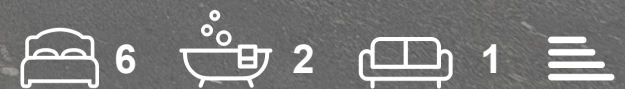




18 Gordon Street
York, YO10 5BG
Selling Price £565,000



A FABULOUS INVESTMENT OPPORTUNITY. HAVING JUST BEEN REFURBISHED THROUGHOUT THIS LARGE PERIOD END OF TERRACE HOUSE PROVIDES 6 LETTING BEDROOMS AND IS LOCATED IN MANY STUDENTS PREFERRED LOCATION JUST OFF HESLINGTON ROAD BEING CLOSE TO YORK UNIVERSITY AND A SHORT WALK IN TO THE CITY CENTRE. With an annual an income of up to £61,000 per annum the property provides spacious living accommodation comprising entrance hall, communal sitting room and well fitted kitchen, 2 ground floor bedrooms (one with en suite shower room/w.c.), first floor with 3 further bedrooms and house bathroom, bedroom 6 located on the second floor. with its own en suite facilities. Walled rear courtyard. Sure to appeal to investors looking for strong rental yield.

Hall

Bedroom 1

12'0" x 11'6" (3.67 x 3.51)

Sitting room

12'8" x 12'2" (3.88 x 3.72)

Kitchen

14'11" x 8'2" (4.57 x 2.51)

Bedroom 2

12'7" x 12'6" (3.85 x 3.82)

En Suite Shower Room/w.c

Fist Floor Landing

Bedroom 3

10'10" x 10'4" (3.32 x 3.15)

Bedroom 4

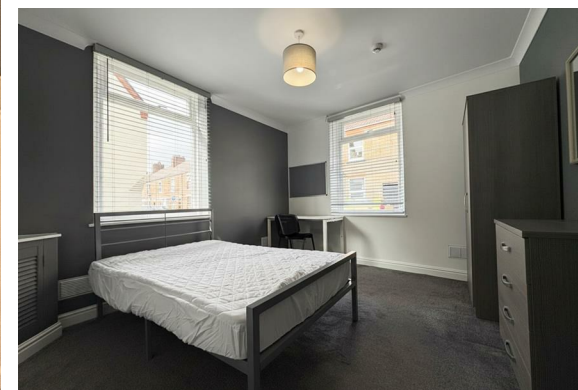
14'5" x 7'8" (4.41 x 2.34)

Bedroom 5

10'1" x 10'0" (3.09 x 3.07)

Bathroom

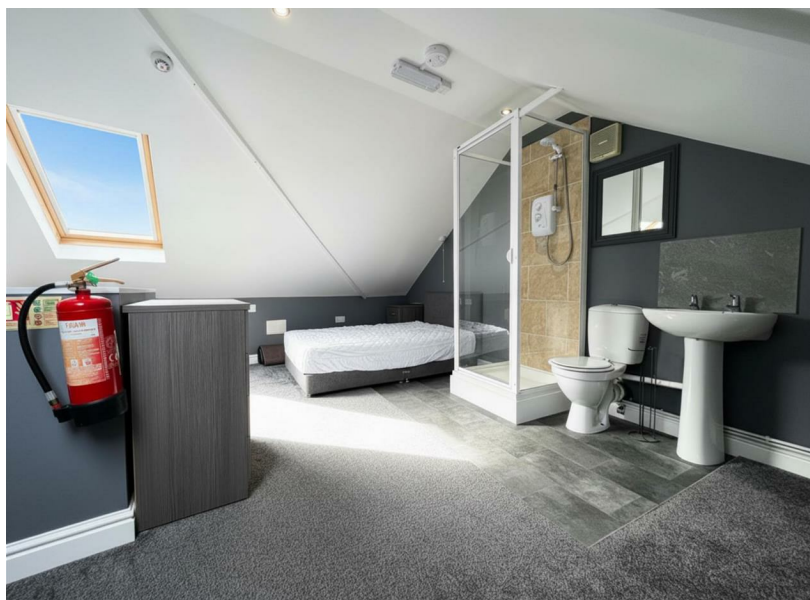
9'9" x 6'10" (2.98 x 2.09)



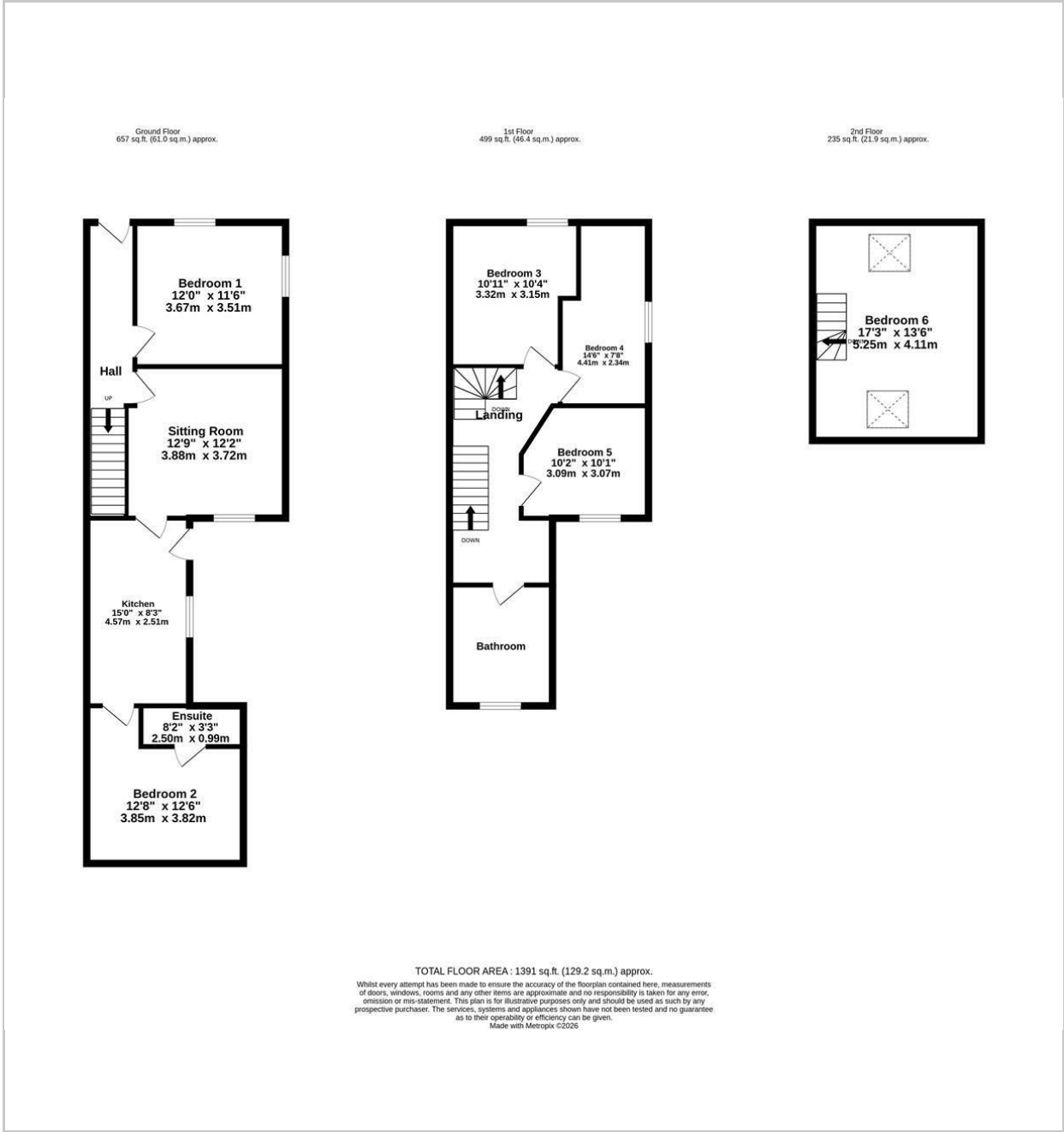
Second Floor

Bedroom 6

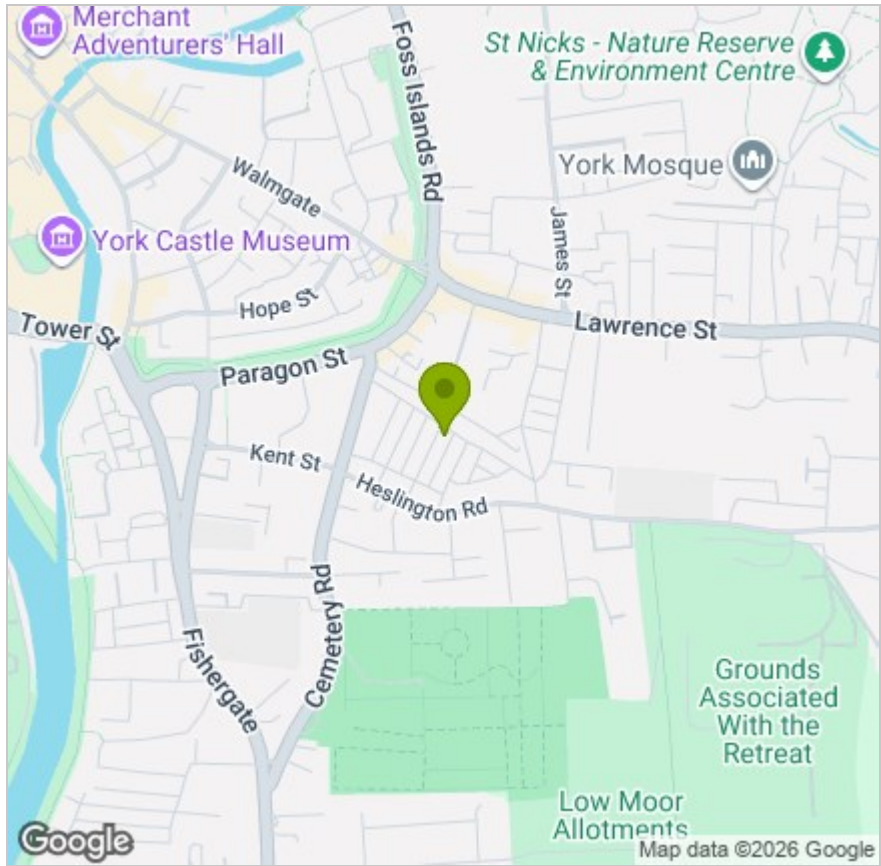
17'2" x 13'5" (5.25 x 4.11)



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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