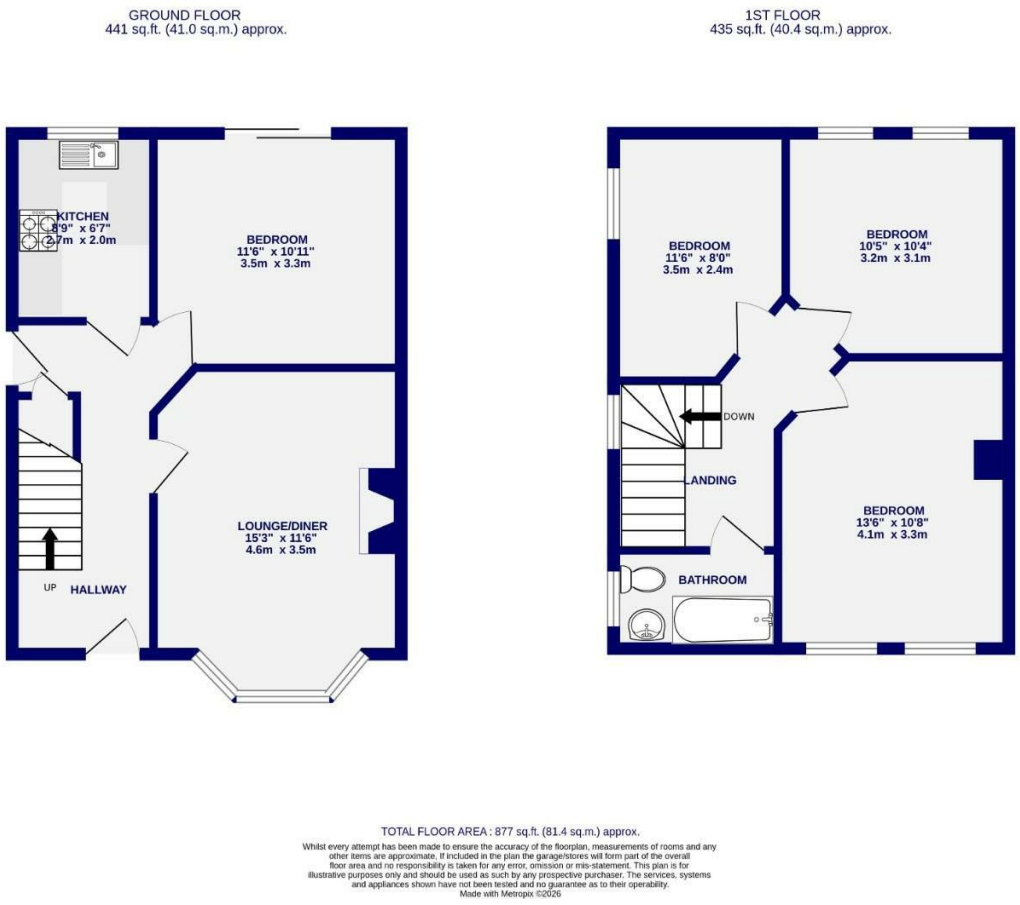
Tang Hall Lane
Tang Hall, York
YO10 3RB

Freehold
Council Tax Band - B

- HMO Licensed Property
- Four Bedrooms
- Semi Detached House
- Driveway & Garage
- Application Submitted For Certificate Of Lawfulness
- Approximate Gross Income £41,485.68
- EPC D



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£375,000

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An excellent investment opportunity to acquire this four bedroom licensed HMO property located within the popular and well connected area of Tang Hall, offering easy access to the University of York, York city centre and a range of local shops and amenities.

The property currently operates as a four bedroom HMO with an application submitted for a Certificate of Lawfulness, making it an ideal purchase for investors seeking an established rental property in a consistently popular student and professional letting location.

Internally the property is entered via a front entrance hallway leading through to a spacious front lounge dining room providing a communal living area for tenants. To the rear of the property is a ground floor double bedroom together with a modern fitted kitchen offering a range of wall and base units with space for appliances and access onto the rear garden.

To the first floor are three further well proportioned double bedrooms together with a modern three piece family bathroom with shower over bath.

Externally the property benefits from a front driveway providing off street parking, whilst to the rear is an enclosed garden with a detached garage offering additional storage space.

The current tenancy agreement runs until 30th June 2026 with a new tenancy already agreed from 2nd July 2026 until 30th June 2027 at a rental figure of £3,457.14 per calendar month. Approximate monthly outgoings are currently £331 PCM.

An ideal addition to any investment portfolio, early viewing is highly recommended.