



# Leake Street Off Hull Road, York YO10 3BR

£1,100,000



An excellent opportunity to acquire a modern development of four self contained apartments, completed in 2023 and conveniently positioned for York city centre and the University of York.

3-9 Leake Street comprises two ground floor one bedroom apartments and two spacious duplex apartments arranged across the first and second floors. The duplex apartments offer well proportioned two bedroom accommodation with private balconies, while each apartment also benefits from an allocated parking space.

The development is fully let and currently produces a combined rental income of £5,450 per calendar month, equivalent to £65,400 per annum. Apartment 9 is let at £1,700 pcm, Apartment 3 at £1,550 pcm, and Apartments 5 and 7 each achieve £1,100 pcm.

Designed to provide contemporary, low maintenance accommodation, the apartments offer modern layouts suited to a range of occupiers. The development has historically operated as both holiday accommodation and student housing, demonstrating its flexibility across several rental markets.

The development benefits from MCS certified solar photovoltaic installations, helping to reduce occupier running costs. A Professional Consultant's Certificate provides six years of warranty cover from practical completion in September 2023, while the recently constructed mansard roof is also covered by a long term manufacturer backed warranty.

Leake Street occupies a convenient position to the south east of York city centre, providing easy access to local amenities, public transport links, the University of York, York St John University and York Railway Station.

With a proven letting history, a current annual income of £65,400 and four individual income producing apartments within one of York's most resilient rental markets, the development represents an attractive ready made investment opportunity.





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Freehold  
Council Tax Band - A

- Block Of Four Apartments
- Two Duplex Luxury First and Second Floor Apartments
- Two Ground Floor One Bedroom Apartments
- Freehold Block
- Modern Fixtures and Fittings
- Four Allocated Parking Spaces
- Balconies
- EPC B & C

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