



Melrosegate  
Heworth, York  
YO31 0RL

Offers Over £375,000



An established and fully compliant four bedroom licensed HMO investment property, positioned in a consistently popular student rental location to the north of York. Having been successfully let to students by the current owner for approximately twenty years, the property is offered for sale with tenants in situ, providing an immediate income producing investment.

The accommodation is arranged over two floors and comprises an entrance hallway, four well proportioned letting bedrooms, a modern fitted kitchen installed in 2022 and a contemporary three piece bathroom replaced approximately three years ago. The property has been well maintained throughout and benefits from a replacement boiler installed in 2025 together with updated uPVC windows and doors.

The property is fully compliant with current City of York Council HMO licensing requirements, allowing a purchaser to acquire a ready made investment with no immediate works required. The current tenancy agreement runs from 5 July 2026 until 5 July 2027 and generates a monthly rental income of £3,389.11, equating to a gross annual income of approximately £40,669.32 inclusive of bills.

Externally, the property benefits from a separate garage providing valuable storage and additional practicality. The location offers excellent access to York city centre, the University of York and a wide range of local amenities, ensuring continued demand from the student rental market.

This represents an excellent opportunity to acquire a long established and well maintained student investment with modern improvements already completed, full licensing in place and a secure income from completion.

The current owner would also be willing to apply for a Certificate of Lawfulness as part of the transaction, subject to agreement.

Council Tax Band C.





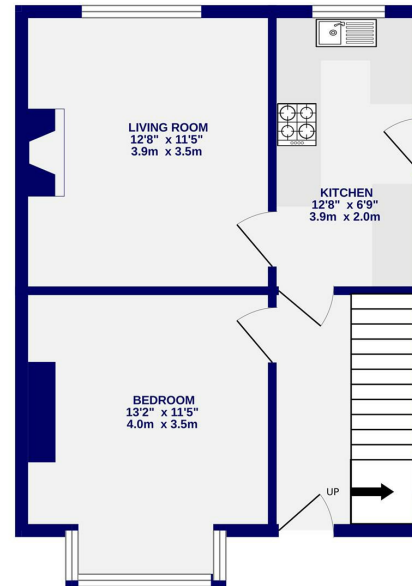
# Melrosegate Heworth, York YO31 0RL

Freehold  
Council Tax Band - C

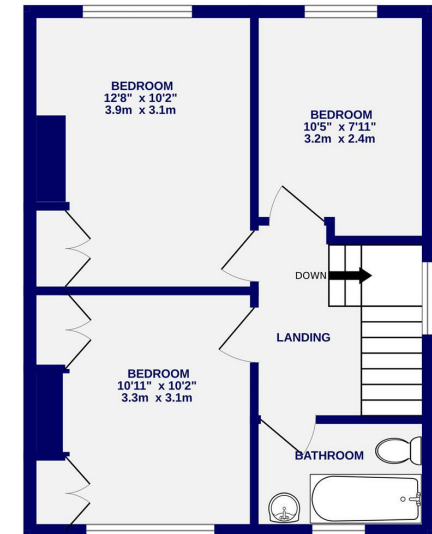
- Semi Detached House
- Four Bedroom HMO
- Potential For Extension Subject To Necessary Planning Permission
- Ideal For York University Or St John University
- Gross Annual Income Of Approximately £40,669.32
- No Onward Chain
- EPC D

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GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/store will form part of the overall floor area 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.  
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