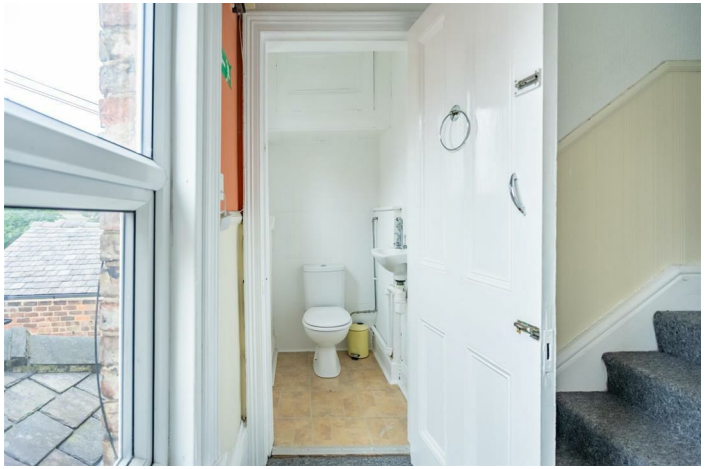






81 LAWRENCE STREET
YORK, YO10 3DZ

£800,000
FREEHOLD

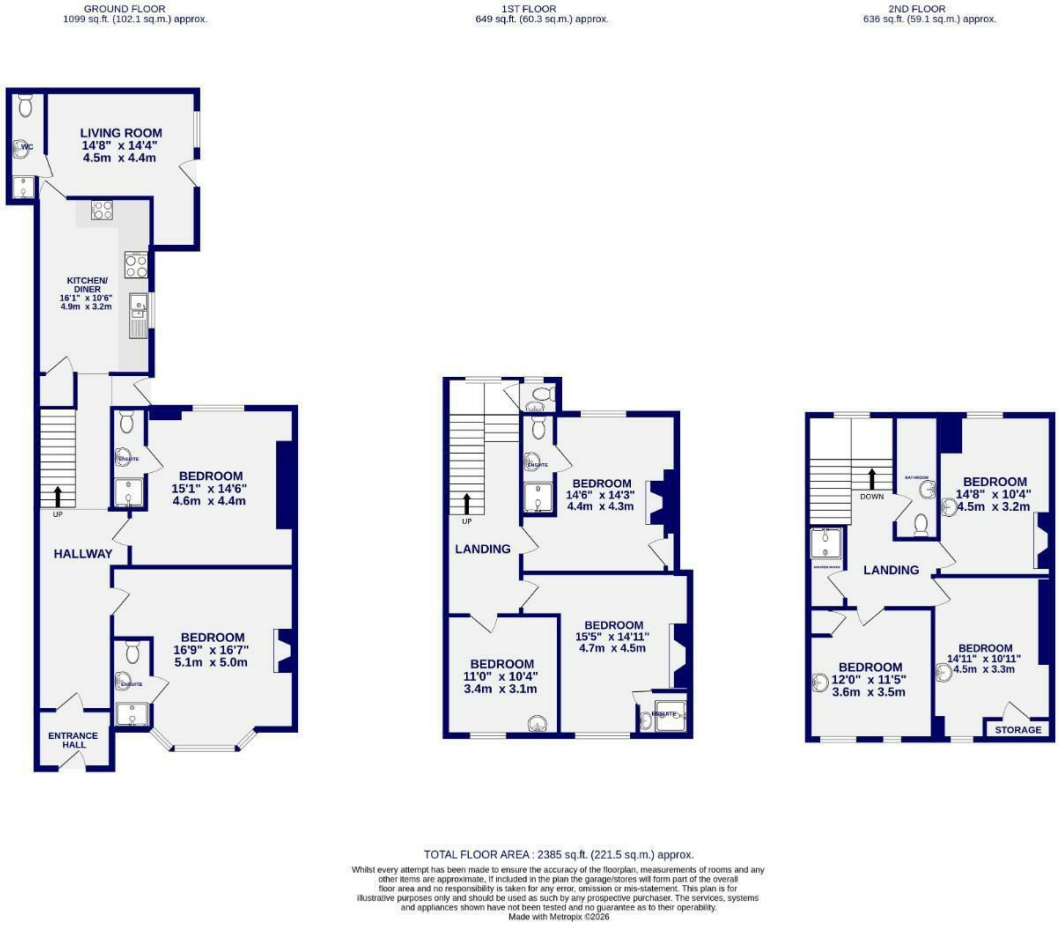
A superb opportunity to acquire this immaculately presented eight bedroom HMO, offering an excellent investment opportunity with further potential to create a ninth bedroom, subject to planning permission and the necessary consents.

The property has been beautifully maintained and finished to a high standard throughout, offering modern, well presented accommodation which is ideally suited to the HMO market. The generous accommodation provides eight well proportioned bedrooms together with attractive communal areas and facilities.

The property benefits from an HMO licence and Certificate of Lawfulness, providing investors with additional peace of mind and confirming its established use as an HMO.

Currently producing a gross annual rental income of £80,367, the property represents an attractive income generating investment with further potential to increase rental returns.

Of particular interest to investors is the potential to reconfigure the existing accommodation to provide a ninth bedroom, subject to the relevant planning and regulatory requirements. This provides an exciting opportunity to further enhance both the rental income and



TOTAL FLOOR AREA : 2385 sq.ft. (221.5 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/stores 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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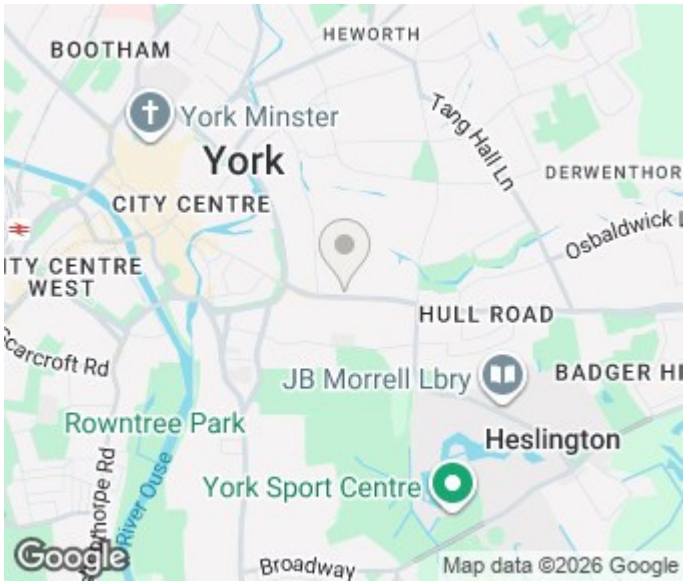

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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