



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 ideally positioned close to 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 over the first and second floors. The duplex apartments provide well-proportioned two-bedroom accommodation with private balconies, while each apartment benefits from an allocated parking space.

Designed to provide low-maintenance accommodation with contemporary layouts suited to modern living, the apartments are currently in the process of being let, offering purchasers a ready-made investment with immediate income potential.

Historically operated as both holiday lets and student accommodation, the development demonstrates flexibility across a range of rental markets. One-bedroom apartments are estimated to achieve £1,100-£1,200 pcm, with the duplex apartments expected to achieve approximately £1,500 pcm.

The development benefits from MCS-certified solar PV installations, helping to reduce occupier running costs, together with a Professional Consultant's Certificate providing 6 year warranty cover from practical completion in September 2023. The recently constructed mansard roof also benefits from a long-term manufacturer-backed warranty.

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

The development is likely to appeal to investors seeking a fully residential block with a proven letting history and multiple income-generating opportunities within one of York's most resilient rental markets.





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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
- Balconies
- EPC B & C



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