



39 Crombie Avenue
York, YO30 6DW
£410,000



A 5 BEDROOM HOUSE WHICH IS USED AS A STUDENT HMO WITH AN INCOME OF £47,000 PER ANNUM. The property is set in a popular location with easy access to the city centre and Universities and provides spacious accommodation with the benefit of gas central heating and uPVC double glazing and comprises entrance hall, large lounge, spacious dining kitchen, rear hall, cloaks/w.c., landing, 4 double bedrooms and large bathroom/w.c., second floor landing with large bedroom 5 and further shower room/w.c. Good sized lawned gardens to front and rear. Sure to be of interest to investors looking for a strong yield.

Entrance Hall

Lounge

14'4" x 13'8" (4.37m x 4.17m)

Kitchen/Diner

14'4" x 12'6" (4.37m x 3.81m)

W.C./Cloaks

5'6" x 3'8" (1.68m x 1.12m)

First Floor Landing

Bedroom 1

12'1" x 10'7" (3.68m x 3.23m)

Bedroom 2

12'11" x 10'7" (3.94m x 3.23m)

Bedroom 3

13'3" x 10'7" (4.04m x 3.23m)

Bedroom 4

10'7" x 9'11" (3.23m x 3.02m)

Bathroom

Second Floor Landing

Bedroom 5

13' x 12'10" (3.96m x 3.91m)

Shower Room

10'7" x 5'4" (3.23m x 1.63m)

Agents Notes

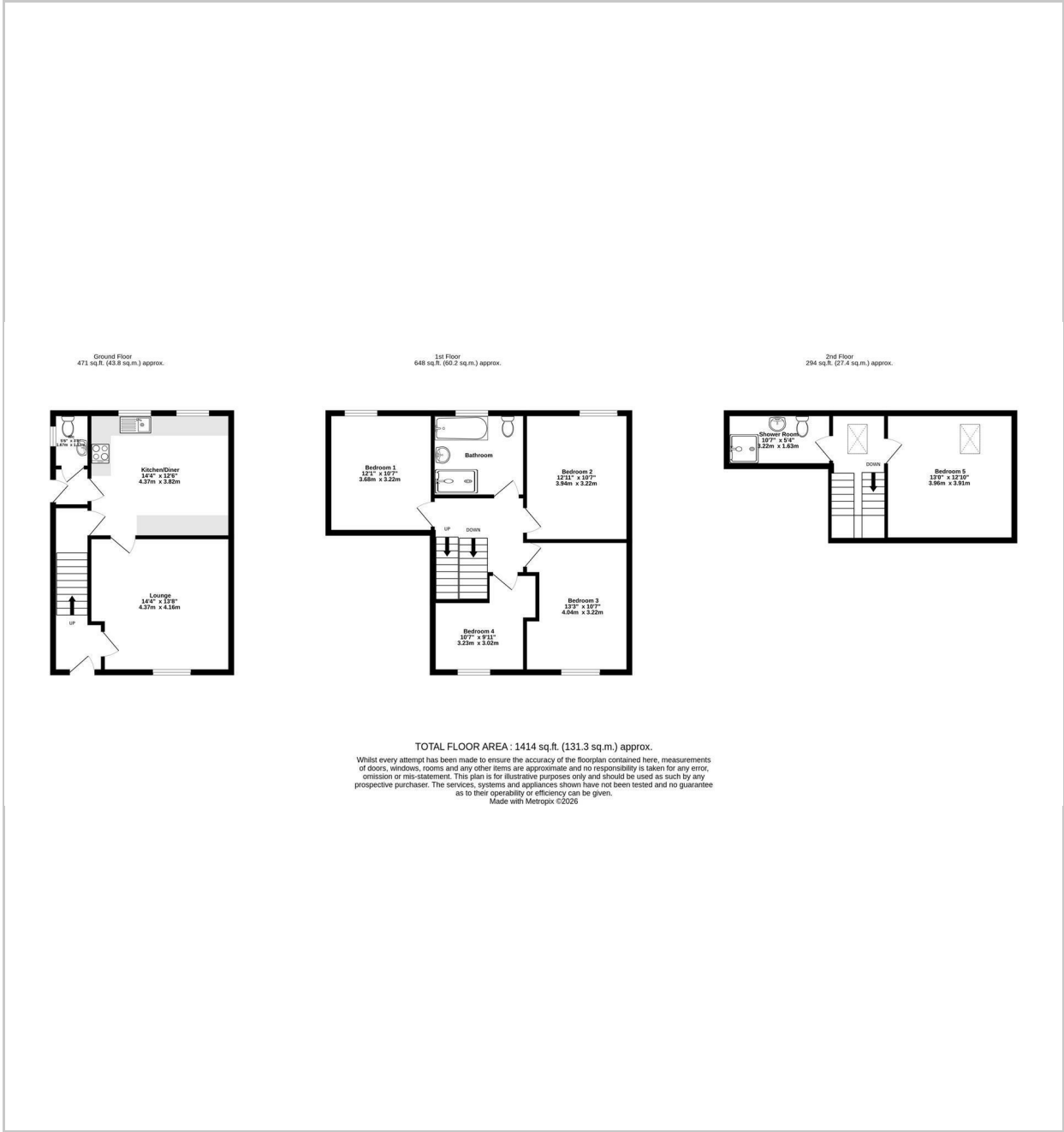




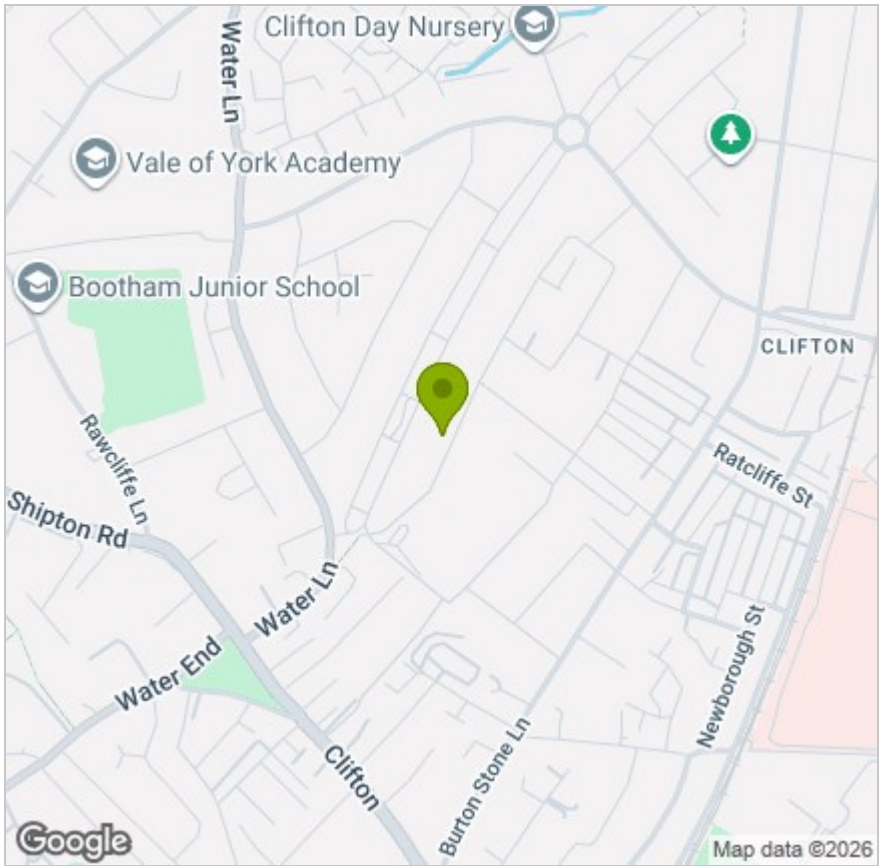
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details. Please also note photos were taken in August 2024 prior to current student group moving in who have been there for 2 years.



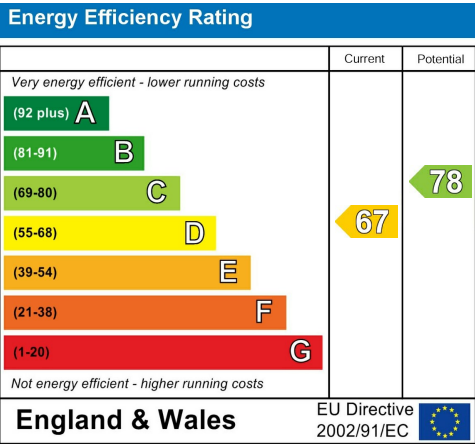
FLOOR PLAN



LOCATION



EPC



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