



15 Vyner Street
York, YO31 8HR
Guide Price £475,000

Exciting HMO Investment - Welcome to this charming five letting room townhouse, ideally situated on Vyner Street, just off the sought-after Haxby Road. Offering generous accommodation and plenty of potential, this well-positioned property presents an appealing opportunity for both homeowners and investors alike. Whether you're looking for a spacious new family home or seeking to add a promising property to your portfolio, this townhouse offers a versatile option in a popular and convenient location. Call Churchills Estate Agents today to book a viewing.

Entrance Hall

uPVC entrance door, single panelled radiator. Carpet. Door to;

Bedroom 1/Reception Room

uPVC bay window to front, ceiling coving, single panelled radiator, power points. Carpet.

Sitting Room

uPVC window to rear, under stairs cupboard, single panelled radiator, power points. Carpet.

Kitchen

uPVC window and door to side, fitted wall and base units, one and a half stainless steel sink and drainer, built-in electric oven and hob, wall mounted gas combination boiler, space and plumbing for appliances, power points. Vinyl flooring.

Rear Hall

uPVC door onto courtyard. Vinyl flooring.

WC/Cloaks

Wash hand basin, low level WC, single panelled radiator. Vinyl flooring.

Shower Room

Opaque window to rear, walk-in shower cubicle, wash hand basin, low level WC, double panelled radiator. Vinyl flooring.





First Floor Landing

uPVC window to side, power points. Carpet. Doors to;

Bedroom 2

uPVC window to front, fitted cupboard, double panelled radiator, power points. Carpet.

Bedroom 3

uPVC window to rear, fitted cupboard, single panelled radiator, power points. Carpet.

Bedroom 4

uPVC window to side, double panelled radiator, power points. Carpet.

Second Floor Landing

Velux window. Carpet. Door to;

Bedroom 5

Velux's to front and rear, eaves storage area, power points. Carpet.

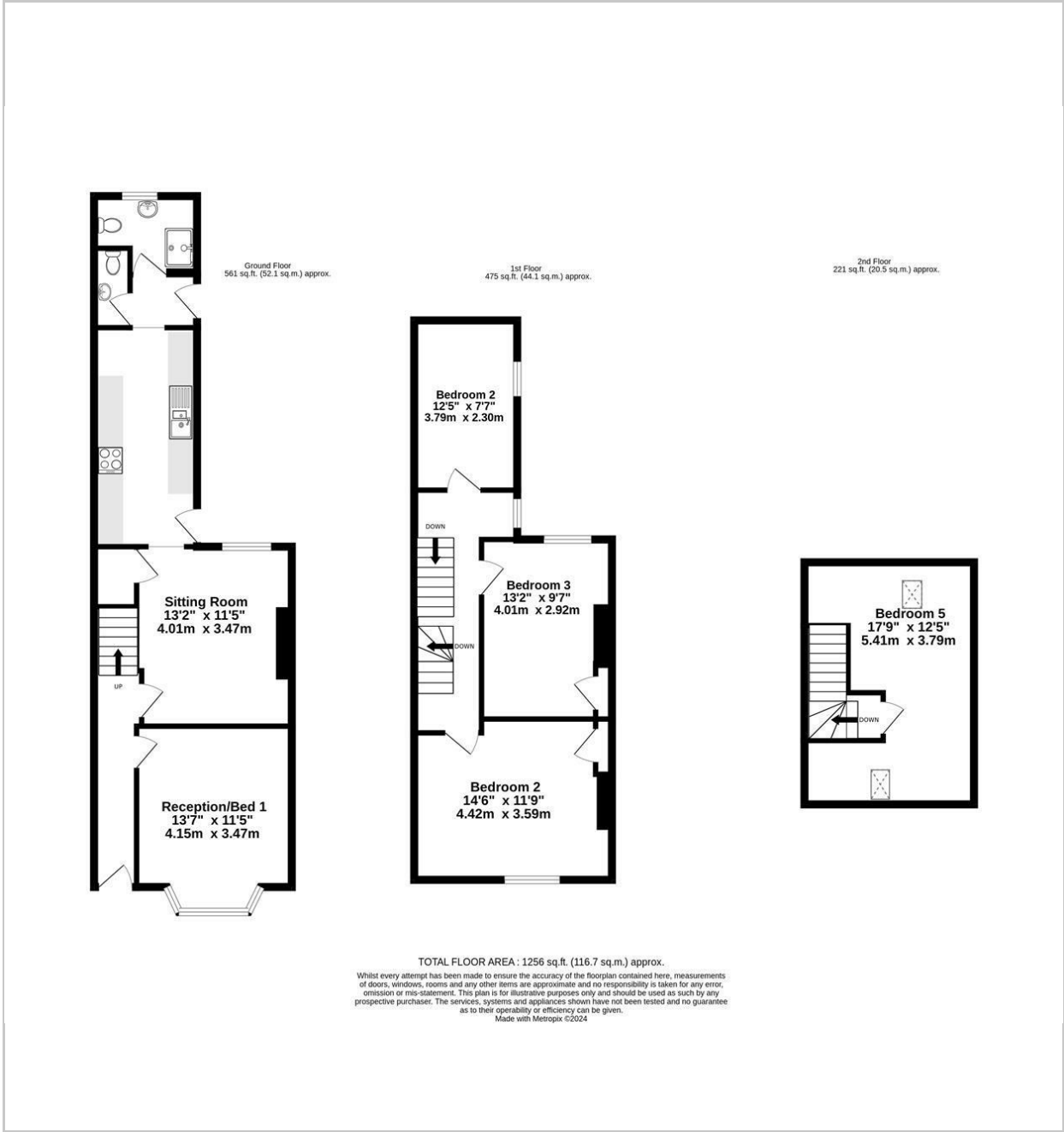
Outside

Front forecourt. Rear walled courtyard with metal storing shed, paved area and gate to service alley way.

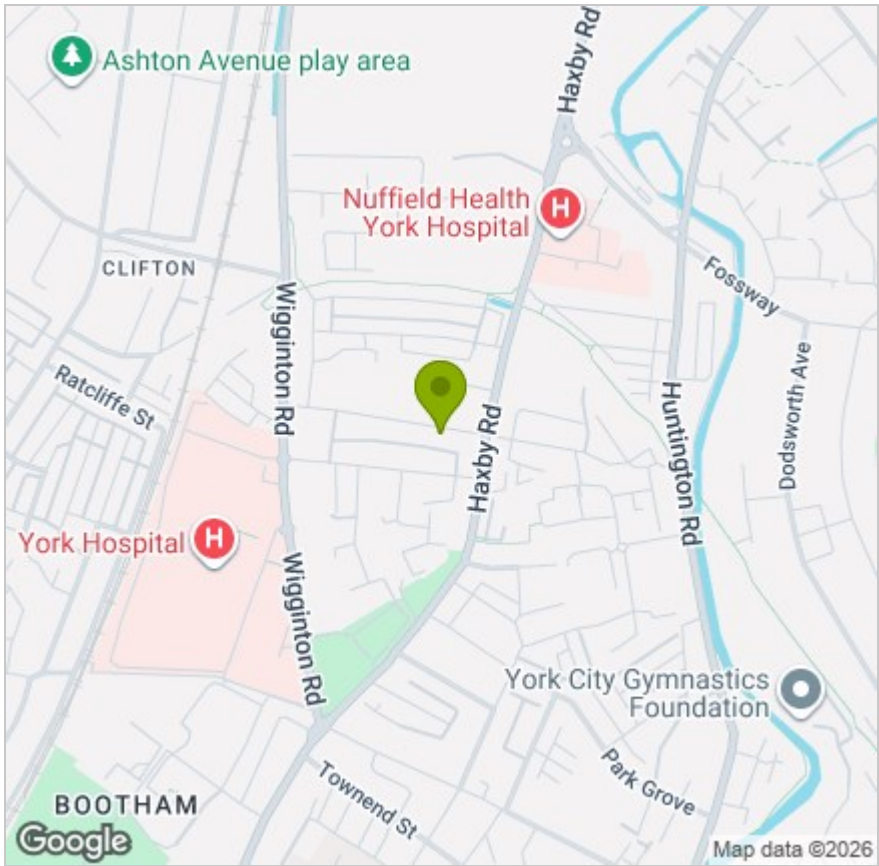
Agents Note:

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 transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

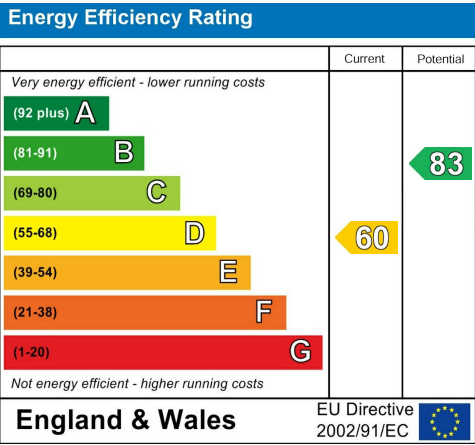
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.