Ashtons

Lawrence Street, York, YO10 3DZ

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York
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Offers Over £800,000

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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.

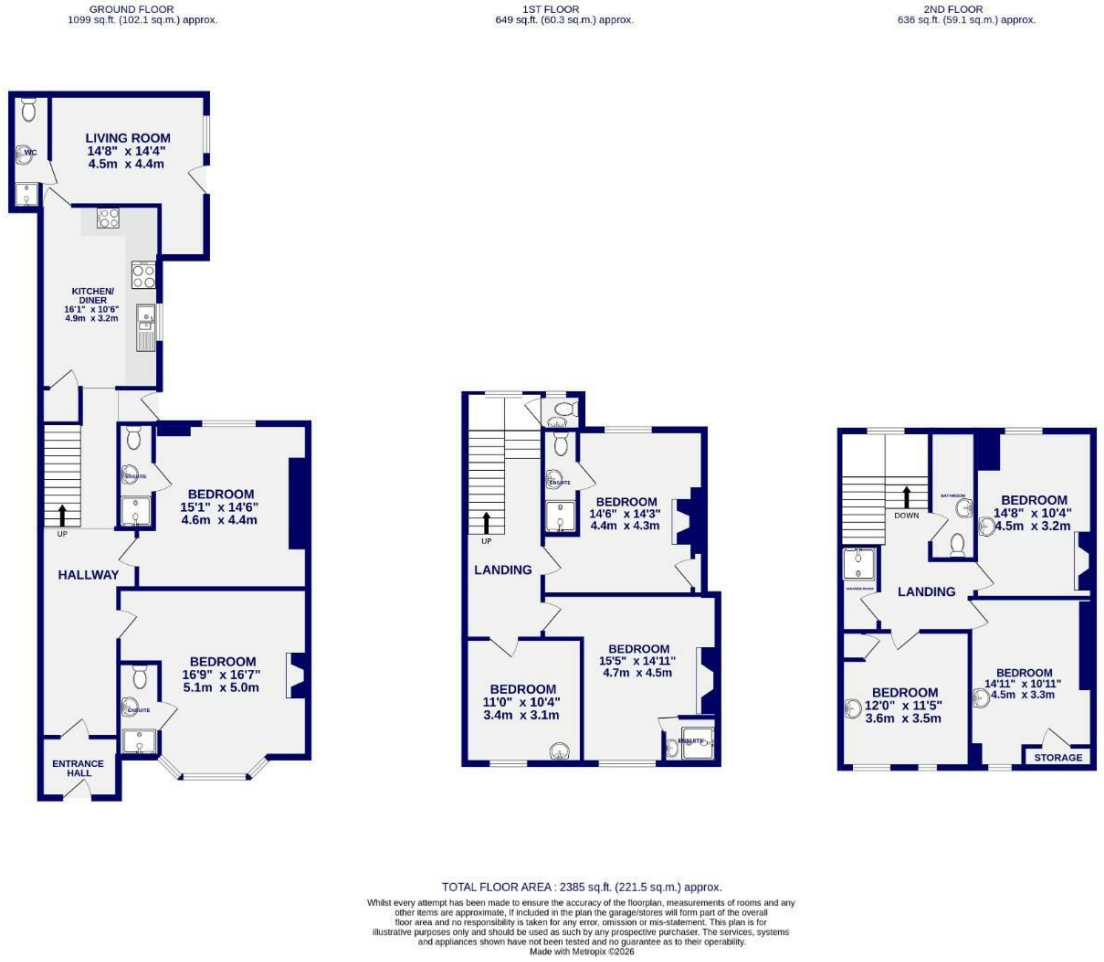
Of particular interest to investors is the potential to reconfigure the existing accommodation to provide a ninth bedroom, subject to the relevant planning and regulatory requirements. This provides an exciting opportunity to further enhance both the rental income and long-term capital value of the property.

Presented in excellent condition throughout and ready for continued investment, this is a genuine turnkey HMO opportunity that should appeal to both experienced investors and those looking to expand their property portfolio.

Lawrence Street
York
YO10 3DZ

Freehold
Council Tax Band - E

- Gross Yield Of 10.05%
- Eight Bedroom HMO
- Potential For A Ninth Bedroom STPP
- Immaculately Presented Throughout
- High Quality Modern Finish
- Excellent Investment Opportunity
- Gross Income Of £80,376
- HMO License
- Certificate Of Lawfulness
- EPC D



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Ashtons

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