



40 CLARENCE STREET BROOK STREET YORK, YO31 7DE

£1,150,000
FREEHOLD

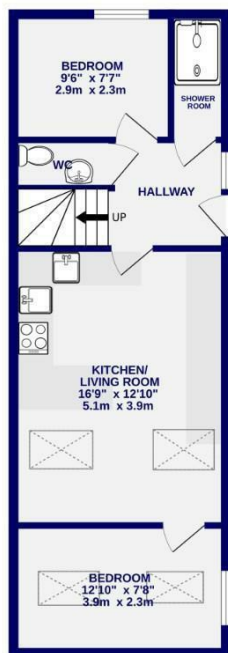
A rare opportunity to acquire the freehold interest in two high performing student investment properties in one of York's most sought after central locations. Comprising 40 Clarence Street and Hill House, Brook Street, the portfolio offers twelve bedrooms and a combined annual income of approximately £121,000, positioned within a stone's throw of York St John University and only a short walk from the city centre.

Both properties are ideally located to capture consistent student demand, with easy access to the University of York further strengthening long term occupancy. This is a turnkey investment with immediate income and strong underlying fundamentals.

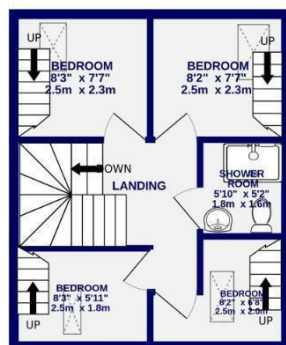
40 Clarence Street is a substantial period property arranged over three floors and fully let as a six bedroom student house. The property has been taken back to brick and comprehensively refurbished with upgraded insulation, creating a modern and efficient investment. It offers generous room sizes, a large communal living space opening onto a courtyard, modern kitchen and multiple bathrooms.

Hill House is a purpose built six bedroom eco home, also fully let and generating a comparable income. Designed for efficiency, it benefits from underfloor heating and solar panels, resulting in low running costs. The layout is well suited communal space and duplex style bedrooms.

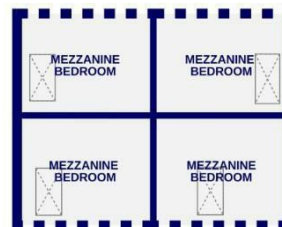
GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



2ND FLOOR
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 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/storerooms 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		
(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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