



3-9 LEAKE STREET YORK, YO10 3BR

£1,100,000
FREEHOLD

An excellent opportunity to acquire a modern development of four self contained apartments, completed in 2023 and conveniently positioned for 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 across the first and second floors. The duplex apartments offer well proportioned two bedroom accommodation with private balconies, while each apartment also benefits from an allocated parking space.

The development is fully let and currently produces a combined rental income of £5,450 per calendar month, equivalent to £65,400 per annum. Apartment 9 is let at £1,700 pcm, Apartment 3 at £1,550 pcm, and Apartments 5 and 7 each achieve £1,100 pcm.

Designed to provide contemporary, low maintenance accommodation, the apartments offer modern layouts suited to a range of occupiers. The development has historically operated as both holiday accommodation and student housing, demonstrating its flexibility across several rental markets.



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of other items are approximate. If included in the plan the garage/stores 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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