



110 ELDON STREET YORK, YO31 7NH

£325,000
FREEHOLD

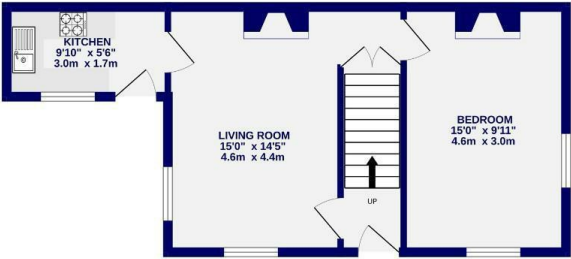
A licensed three bedroom HMO, currently occupied by three tenants and let through to 2027, presenting an excellent opportunity for investors seeking an established property with a strong rental return. The house is conveniently positioned within easy reach of York city centre, York Hospital, local amenities and transport links.

The accommodation begins with an entrance hallway opening into a central communal living room, featuring an attractive fireplace and providing a comfortable shared space for the tenants. From here, access leads to a well proportioned ground floor double bedroom and a modern fitted kitchen at the rear of the property. The kitchen opens directly onto an enclosed courtyard garden, offering useful private outside space.

To the first floor are two further double bedrooms and a family bathroom, completing the well arranged accommodation.

The property generates an annual rental income of £29,646, with bills included within the tenancy. Current annual bills are approximately £3,392. Based on an asking price of £325,000, the property provides an attractive gross rental yield of

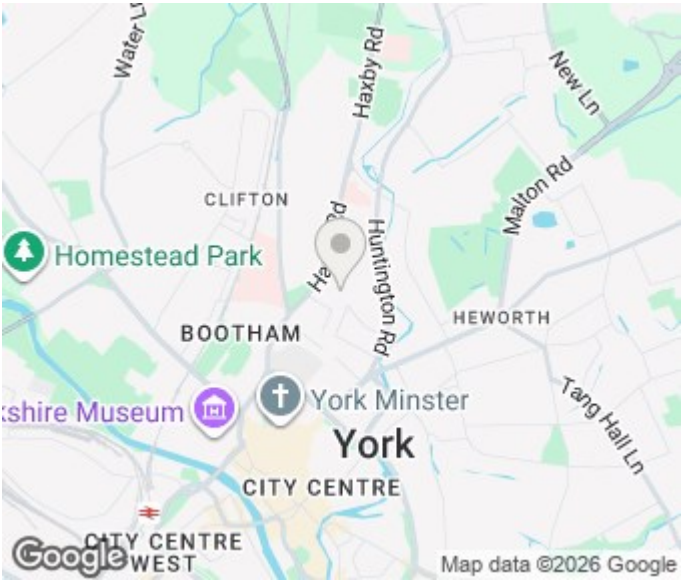
GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.7 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/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	55	
(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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