



36 HAXBY ROAD YORK, YO31 8JX

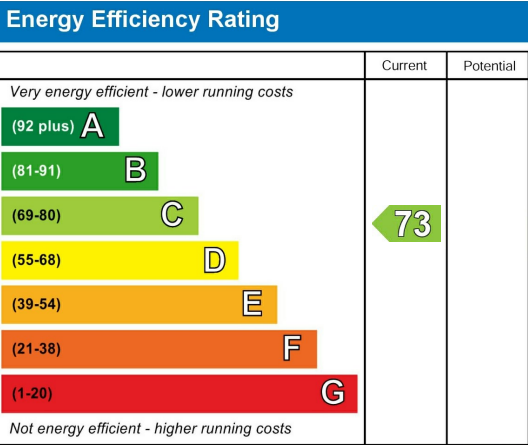
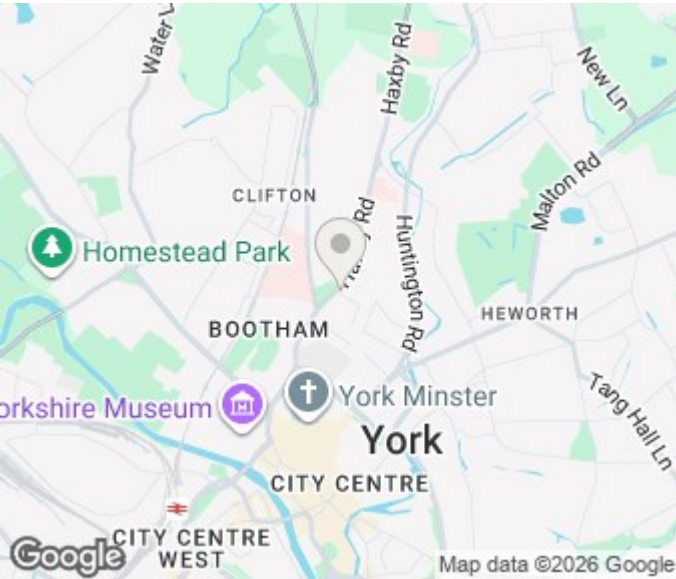
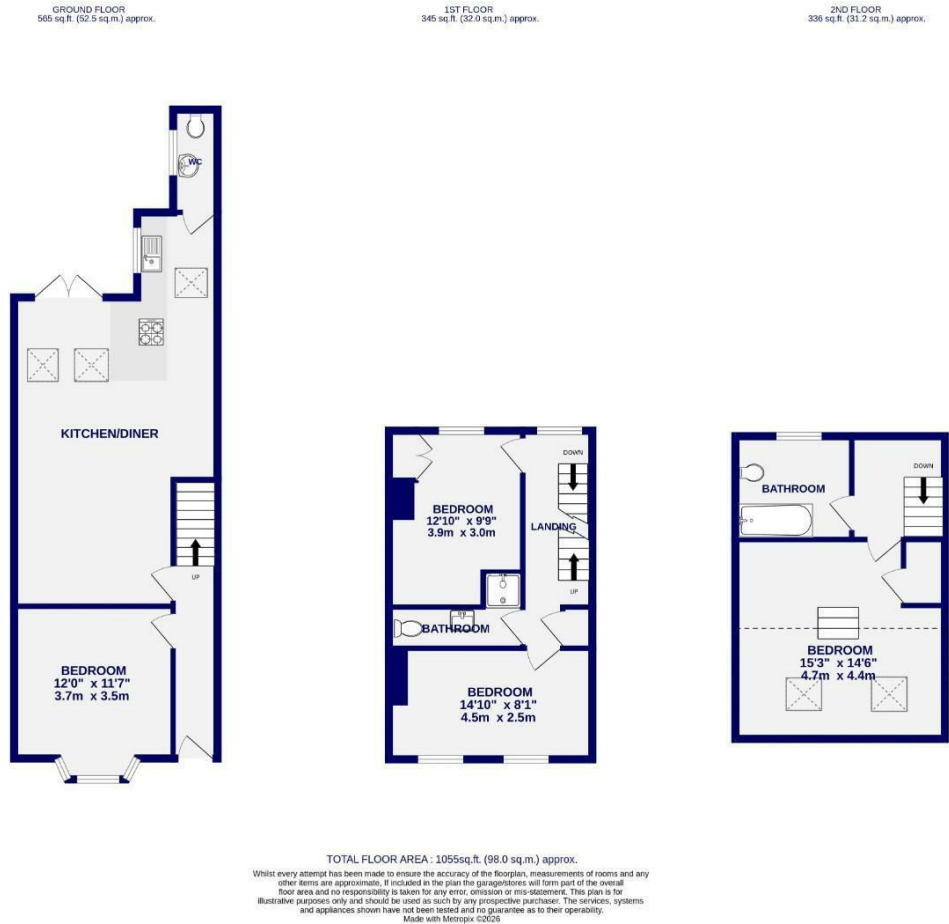
£375,000
FREEHOLD

Located in the ever-popular Haxby Road area, within walking distance of York St John University and York Hospital, whilst also offering easy access to the University of York and York city centre, is this well-maintained and fully compliant four-bedroom HMO. Offered with no onward chain, the property is a superb investment opportunity, generating an annual rental income of £40,671 (inclusive of bills) with four tenants already in situ.

The property benefits from a Certificate of Lawful Use issued in 2013, an HMO Licence valid until March 2028, an Electrical Safety Certificate valid until July 2030, and an EPC rating of C valid until August 2031. Further improvements include a new gas boiler and double glazing throughout, including the sash windows. Having been well maintained, the property is expected to require minimal ongoing maintenance.

An entrance hall leads to a spacious extended open-plan kitchen and dining area with a range of fitted wall and base units, generous worktop space and room for communal living. A ground floor WC completes this level, along with the first double bedroom positioned to the front of the property.

The first floor offers two further double bedrooms and a modern three-piece shower room. The second floor hosts the fourth double bedroom with a mezzanine level, served by a three-piece bathroom.



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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