



36 Farndale Avenue, Osbaldwick, York, YO10 3NH

£355,000



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# For Sale

Opportunity - successful student investment property let for the academic year 2021/22 to a group of 4 paying a collective £450 per week. If you are looking for a minimum gross yield of 6.6%, at least £23,400 gross income each year, you will want to view this well presented and maintained student property set on a corner plot in this very popular location for the University.

## Current Tenancy Details

Let agreed to a group of 4 students for 2021/22 paying £450 per week on a furnished basis and including bills.

Generating a gross annual income in the region of £23,400

6.6% gross yield at asking price of £355,000

Managed by current owners

5 Year Electrical Installation Condition Report carried out in 2020

Let as HMO prior to 2012

## Location

Ideal location for students being just 1.3 mile to the University of York Campus West and 0.7 mile to Campus East & York Sport Village. Also just a short distance away you'll find the David Lloyd Leisure Club, a pub, supermarket, and bus stop for travel into the city centre.

## Entrance

UPVC entrance door.

## Hall

UPVC window. Radiator. Stairs to first floor.

## Communal Lounge

11'9 x 12'11

UPVC double door to garden with UPVC sidelights. Fireplace. Radiator.

## Kitchen

6'6 x 9'4

Fitted in 2017 with a range of wall and base units. Inset sink unit. Integrated fridge and freezer. Gas hob with extractor hood over. Built-in oven. UPVC window. Radiator.

## Integral Garage

9'2 x 19'10

Plumbing for washing machine. Sink. UPVC window. Pedestrian door to rear. Up and over garage door to front. Boiler.

## Ground Floor Bedroom 1

11'09 x 11'10 min

UPVC bay window. Radiator.

## First Floor Landing

UPVC window.

## Bedroom 2

8'7 x 14'1 into bay

UPVC bay window. Radiator. Fitted wardrobes.

## Bedroom 3

9'10 x 12'11

UPVC window. Radiator. Fitted wardrobes.

## Bedroom 4

7'10 max x 8'9 max

UPVC window. Radiator. Built-in cupboard.

## Bathroom

6'6 x 5'7

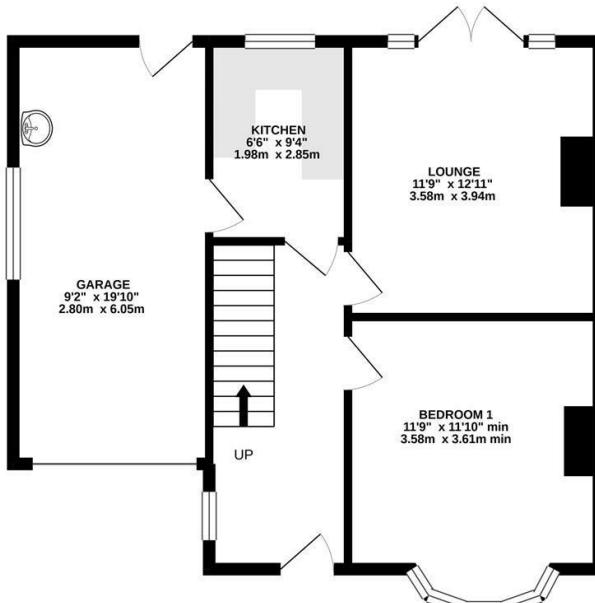
Fitted with bath with shower over and sink with vanity unit below. UPVC opaque window. Heated towel rail.

## Outside

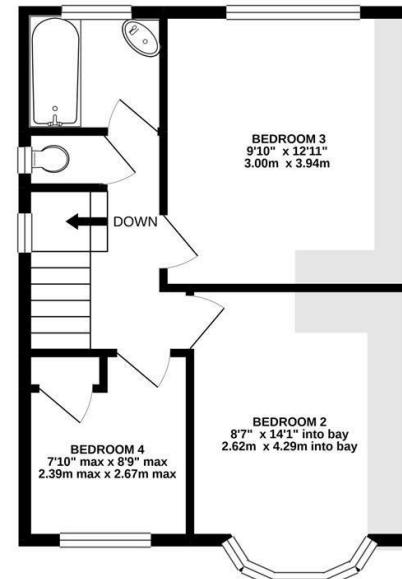
To the front of the property is a block paved driveway proving off street parking for up to 4 cars.

To the rear of the property is an enclosed garden mainly laid to lawn.

GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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 or efficiency can be given.

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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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