



Bootham Crescent Off Bootham, York YO30 7AH

£750,000



A substantial former guest house occupying a prominent position on Bootham Crescent, offering an outstanding investment opportunity as an established HMO asset in one of York's most consistently in demand rental locations.

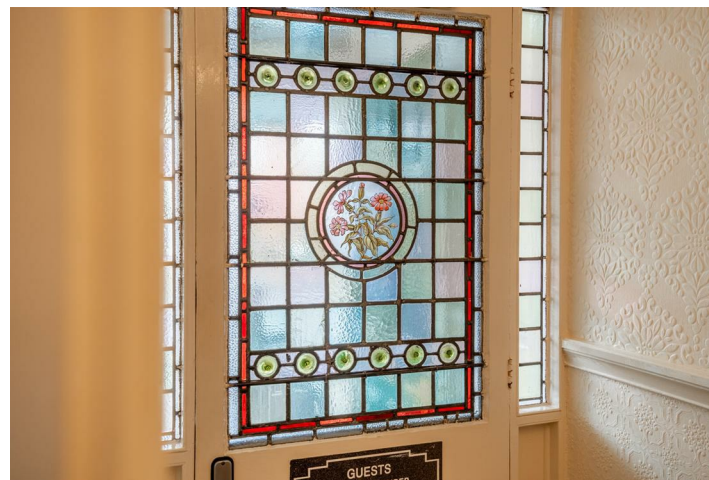
This attractive Victorian brick built terrace dates back to circa 1890 and has a strong history of use as both a bed and breakfast and, more recently, a successful house in multiple occupation. The property has been fully operational as an HMO since January 2022, with minimal void periods and consistent occupancy by professional tenants, including graduates and employed individuals, all fully referenced through a managed letting agency.

Planning permission has been granted for change of use from a bed and breakfast to a small HMO, currently configured as six bedrooms. A further approved application allows extension to a seven bedroom HMO subject to a minor bathroom alteration, with clear potential to increase to an eight bedroom HMO subject to the necessary planning consent and internal adjustments.

The current layout provides six well proportioned bedrooms with ensuite facilities, alongside communal areas including a large shared bathroom and additional shower room, supporting comfortable multi occupancy living. The property is well suited to continued HMO operation and offers scope for income enhancement through the approved and potential additional bedroom configurations.

The property currently generates a gross rental income of approximately £55,800 per annum at full six bedroom occupancy, with projected income increasing to around £64,200 per annum once the approved seventh bedroom is implemented, reflecting a strong gross yield for the area.

Ideally located close to York city centre, York St John University, the railway station and major employment hubs, the property benefits from strong and sustained tenant demand. On street permit parking is available within the surrounding area.





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Freehold
Council Tax Band - F

- Period Terrace House
- Eight Bedroom House
- HMO Planning for 7 Letting Rooms
Subject to Alterations
- Seven Bathrooms
- Rear Courtyard and Bike Storage
- Planning and Hmo License In Place
- EPC TBC



TOTAL FLOOR AREA: 2376 sq.ft. (220.7 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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