



The Crescent Heslington, York YO10 5EF

Offers Over £650,000



An excellent opportunity to acquire an established student investment comprising a six bedroom HMO and a separate self contained one bedroom apartment. Ideally positioned beside the University of York and within walking distance of Heslington village, the properties generate a combined gross rental income of approximately £75,698 per annum.

23 The Crescent is currently let to six University of York students at £202 per person per week, producing a gross annual income of approximately £63,184. The rent includes gas, electricity, water and broadband, subject to a fair usage policy, while the landlord maintains the gardens. A television licence is not included.

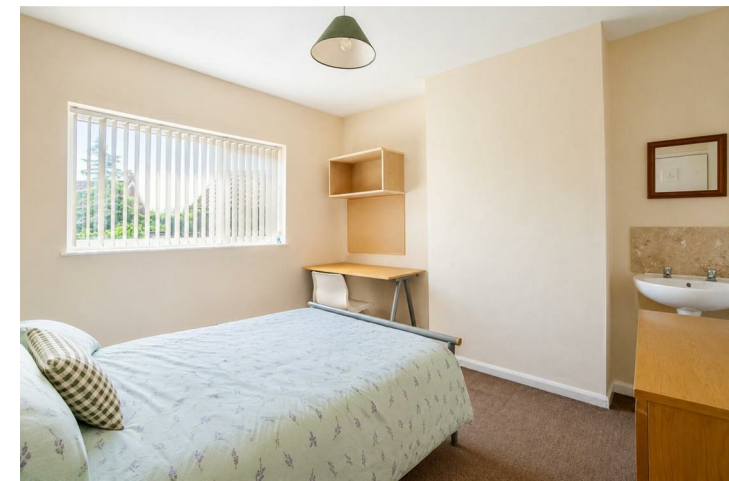
The accommodation is entered through a main entrance hallway with a ground floor WC. To the rear is a spacious open plan living, dining and kitchen area, providing an excellent communal space with access to the garden. A generous double bedroom is positioned at the front of the ground floor.

To the first floor are five further double bedrooms, each measuring more than 6.51 square metres, together with two shower rooms.

23A The Crescent is a separately accessed, self contained one bedroom ground floor apartment. It was professionally subdivided from the main house with planning permission and Building Regulations approval. The accommodation comprises a large double bedroom, kitchen and dining room, and a modern shower room.

The apartment is currently let to one University of York student at £240 per week, generating a gross annual income of approximately £12,514. The rent includes gas, electricity, water and broadband, subject to a fair usage policy, with garden maintenance also provided by the landlord. A television licence is not included.

Externally, the property benefits from a driveway providing off street parking for multiple vehicles. To the rear is a generous south east facing garden, providing valuable outside space for occupants.



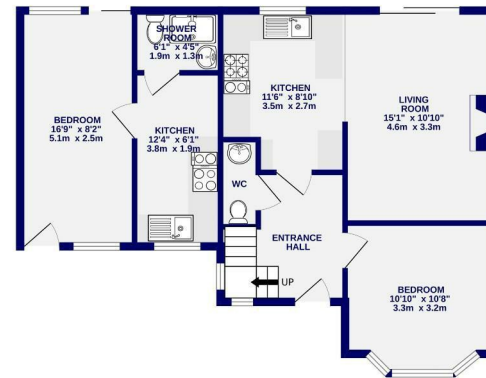


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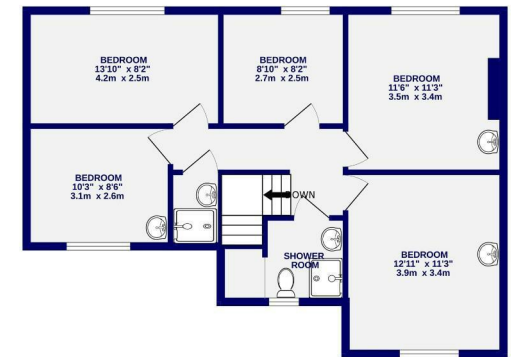
Freehold
Council Tax Band -

- Established Student Investment
- Seven Bedrooms In Total
- Six Bedroom House & One Bedroom Apartment
- Combined Gross Income Of £75,698 Per Annum
- Driveway Parking for Multiple Vehicles
- South East Facing Rear Garden
- Let To University Of York Students
- EPC C

GROUND FLOOR
687 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 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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