

Ashtons

Melbourne Street, Fishergate, York, YO10 5AQ

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£375,000

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Located in the highly sought-after area of Fishergate, on the ever-popular Melbourne Street, is this well-maintained four-bedroom licensed HMO, offered for sale as a going concern with no onward chain. Situated in one of York's most established student investment locations, the property generates a gross annual income of approximately £38,000 and presents an excellent opportunity for both new and experienced investors.

Ideally positioned within walking distance of both the University of York and York St John University, as well as the city walls and historic city centre, the property enjoys consistent appeal within York's strong student rental market.

Internally, an entrance hallway provides access to a generous ground floor bedroom positioned to the front of the property. To the rear is the communal living and dining space, creating a sociable area for tenants, with direct access into the recently upgraded kitchen. The kitchen features a range of contemporary shaker-style wall and base units, offering ample storage and generous worktop space. A deep storage cupboard provides a practical utility area and additional storage.

The first floor offers three further well-proportioned bedrooms, two enjoying views over the front elevation, together with a modern three-piece house bathroom located to the rear.

Externally, the property benefits from a low maintenance south facing courtyard garden with high metal gates providing useful access onto a rear vehicular access road, which also provides spaces for residents' parking.

Having been carefully maintained throughout many years of successful letting, this licensed HMO is ready to continue generating income immediately and is offered to the market with no onward chain. Early viewing is highly recommended.

















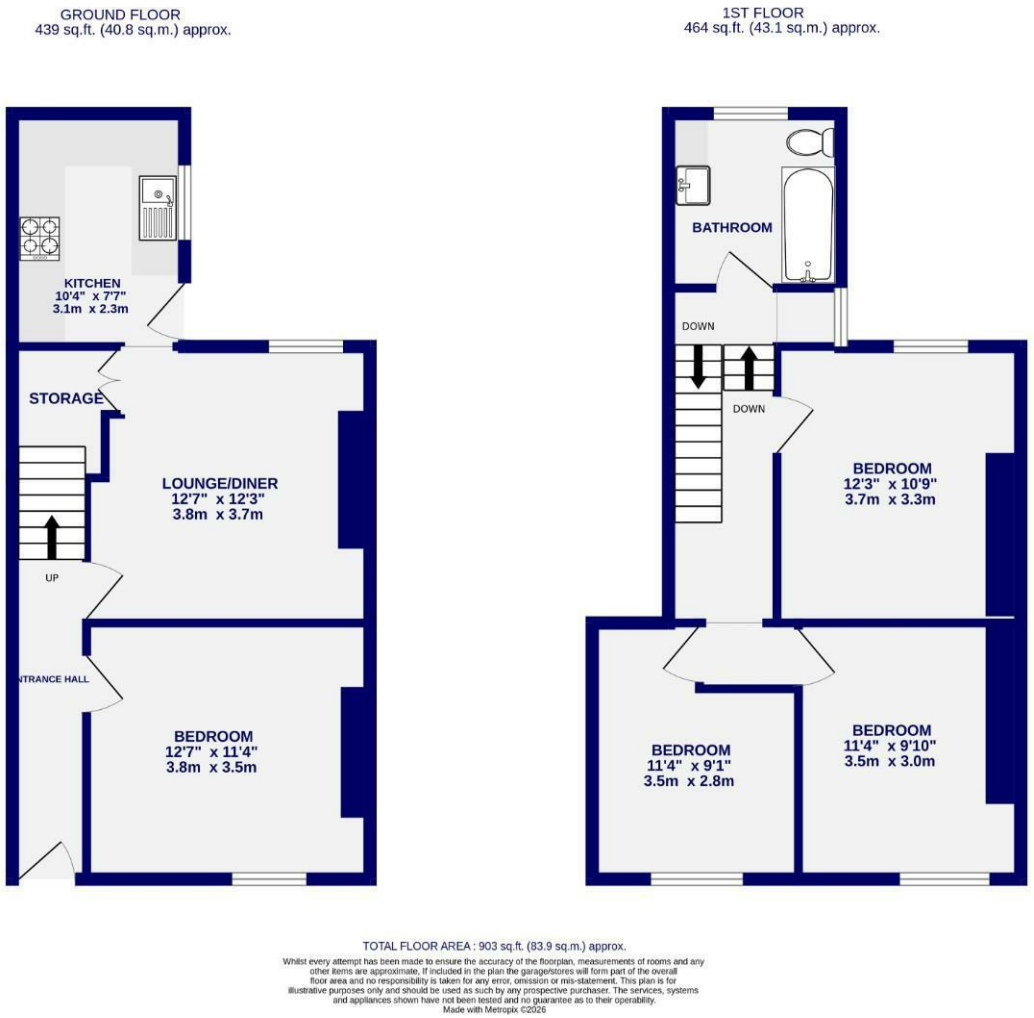




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Freehold
Council Tax Band - C

- Licenced HMO Property
- Four Bedrooms
- Gross Income Approx £38,000
- Sold As Going Concern
- Ideal Location For University Of York
- South Facing Courtyard
- No Onward Chain
- EPC D



TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.

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Ashtons

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