



Vine Street
Off Bishopthorpe Road, York
YO23 1BB

£425,000



A characterful four bedroom terraced property, currently operated as a student let, situated just off the ever popular Bishopthorpe Road and within easy walking distance of York city centre. The property combines strong investment fundamentals with an unusual level of period charm, making it a rare proposition within this established rental location.

The ground floor opens into a bright communal living room, furnished as a comfortable lounge and featuring integrated storage cupboards and an attractive original fireplace which forms a natural focal point to the room. This leads through to a modern fitted kitchen, well equipped with stainless steel oven, hob and extractor, fridge freezer and washer dryer, alongside ample cupboard space. A standout feature of the kitchen is the retained original range cooker with fireplace surround, an increasingly rare and distinctive element, particularly within a student property.

Also located on the ground floor is a generously proportioned bedroom positioned to the front of the house, fully furnished and benefitting from good natural light. The first floor provides three further bright and well sized bedrooms, all furnished and laid out to suit student occupation.

The property is ideally located for both the University of York and York St John, with a straightforward walk to campus via Millennium Bridge and the city centre reached in around ten minutes. Bishopthorpe Road is just moments away and offers an award winning parade of independent shops, cafes and amenities, including a late opening convenience store.

The property currently generates an income of £39,517 per annum, with gas, electric and water included within the rent and broadband provided, offering a straightforward and well established investment opportunity in one of York's most consistently sought after student areas.

Floorplans and photographs are provided by the letting agent, Adam Bennett, and are for guidance purposes only.



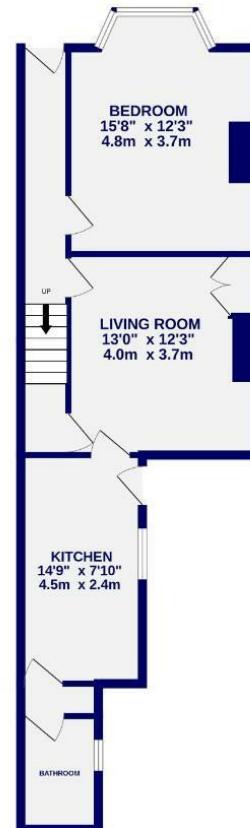


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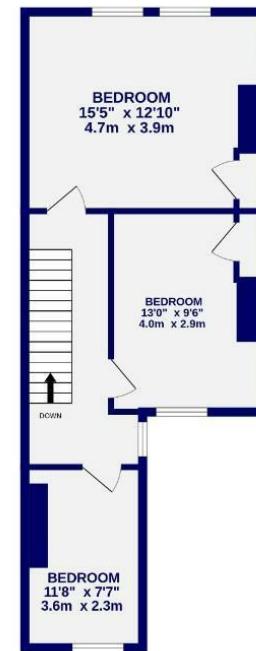
Freehold
Council Tax Band - C

- HMO Property
- Tenants in place for 26/27
- Four Bedroom
- Off Bishopthorpe Road
- Planning Permission and HMO License In Place
- Gross Rental Income £39,517 per annum
- EPC D

GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1063 sq.ft. (98.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items in the floorplan are approximate only. A plan or drawing will form part of the sale contract.
Floor plans and no responsibility is taken for any error, omission or misdescription. 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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