



Broadway West Fulford, York YO10 4JN

£450,000



Situated in a highly sought after residential area, just a 20 minute walk from the University of York and within easy reach of York city centre via the picturesque riverside path, this well presented five bedroom property offers an excellent investment opportunity, ready made student let or family home.

The current tenancy is until 11th July 2027 (365 days) and achieving £3,267.45 Per Month with Bills included.

The property has been successfully configured as student accommodation and comprises four generous double bedrooms and one single bedroom (not let due to size), each fully furnished with a bed, wardrobe, chest of drawers, desk and chair. The spacious layout is arranged over two floors, providing comfortable and practical living accommodation.

The ground floor offers two large double bedrooms with bay windows, together with a modern fitted kitchen incorporating a living and dining area. The kitchen leads out to a generous enclosed rear garden, mainly laid to gravel with mature hedging, creating an attractive low maintenance outdoor space.

To the first floor are two further spacious double bedrooms, both benefiting from bay windows, a shower room with wash basin, a separate WC and a versatile fifth bedroom, ideal as a study, snug or single bedroom.

The property benefits from gas central heating throughout, together with off street parking and an enclosed rear garden. Gas, electricity and water are currently included within the tenancy, with broadband excluded although the landlord provides an allowance of up to £500 per tenancy towards broadband installation and service.

Located close to local shops, amenities and excellent transport links, this established student property is well positioned for continued strong demand from the University of York. Whilst a great investment It would also make a wonderful family home and is within Fulford school catchment area.



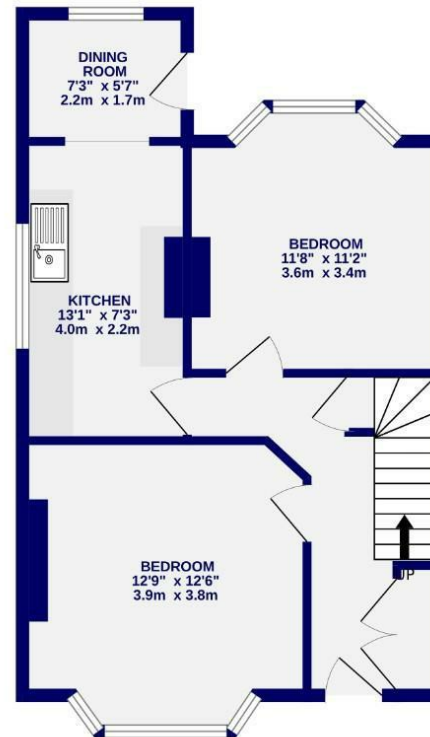


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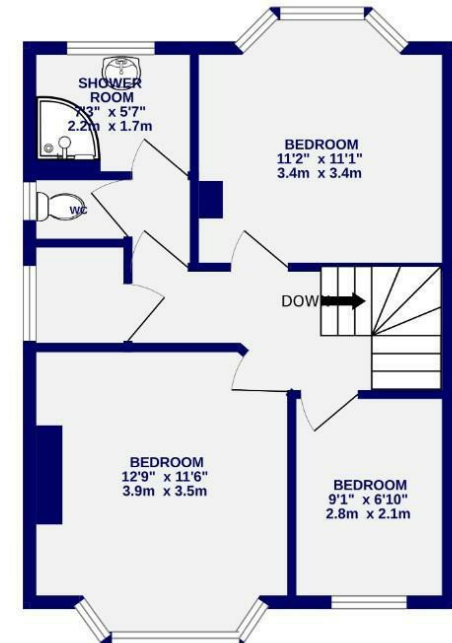
Freehold
Council Tax Band - C

- 8.71% Gross Yield
- Four Bedroom Student Let HMO
- HMO License And Certificate Of Lawfulness
- Gross Annual Income: Approximately £39,209.40 per annum
- Popular Student Location Within Walking Distance Of The University Of York
- Potential To Be A Wonderful Family Home
- Off Street Parking
- EPC C

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 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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