



Neville Terrace The Groves, York YO31 8LN

£400,000



Situated on Neville Terrace, within a sought after area for student accommodation, this extended four bedroom period townhouse presents an excellent investment opportunity. Positioned between Huntington Road and Haxby Road, the property is conveniently located for the city centre, York St John University, local amenities and transport links.

The property has operated successfully as a rental investment for several years and is offered for sale as a going concern, with no onward chain. It is currently let through 2 Let Agency until 2027.

The accommodation begins with an entrance hallway leading to a ground floor double bedroom with a bay window. To the rear is a spacious communal living room and a fitted kitchen, which provides access to the south facing courtyard garden.

To the first floor are two further double bedrooms, both retaining their original chimney breasts, together with a three piece bathroom. The property has been thoughtfully extended into the roof space, where stairs rise to a fourth bedroom featuring Velux windows and a dormer window, creating a bright and well proportioned room.

The property generates an annual gross rental income of approximately £39,520, inclusive of bills. Current annual bills are approximately £2,938. Based on an asking price of £400,000, this represents an attractive gross yield of approximately 9.9%.

The vendor has applied for a Certificate of Lawfulness in respect of the property's established use.

Council Tax Band B.





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Freehold
Council Tax Band - B

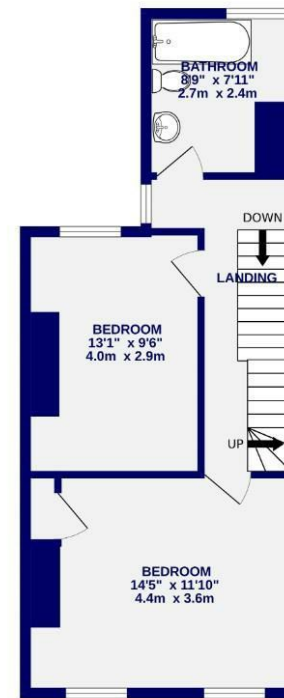
- Gross Yield Of 9.15%
- HMO Property Let for 2027
- Four Bedrooms
- Attractive Gross Yield of Approximately 9.9%
- Well Presented Throughout
- South Facing Courtyard
- Gross Rental Income Of Approximately £39,520 PA
- EPC E

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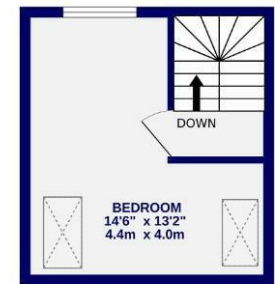
GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
190 sq.ft. (17.7 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.5 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/shed 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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