



Clarence Street
York
YO31 7EW

£625,000



40 Clarence Street is a substantial period property currently operating as a highly successful six bedroom student let, positioned in one of York's most sought after investment locations. Situated just a stone's throw from York St John University and only a short two minute walk into the city centre, the property also offers straightforward access to the University of York, making it ideally placed for consistent student demand.

The property generates an approximate annual income of £60,500 and presents a strong, ready made investment opportunity with proven occupancy in a prime rental location. The current owner has comprehensively refurbished the property, taking it back to brick and reconfiguring and insulating it to create a modern, efficient investment property designed to maximise rental performance and long term yield.

Internally, the accommodation is arranged over three floors and offers generous proportions throughout, with particularly spacious communal areas and well sized letting rooms. The ground floor opens into a large entrance hallway leading through to two double bedrooms, a bright and expansive communal sitting and dining area with doors out to the rear courtyard, a modern fitted kitchen with a full range of units and appliances, and a contemporary bathroom.

To the first floor are three further double bedrooms, two of which retain attractive period features including fireplaces, along with additional bathroom facilities. The second floor provides a large sixth bedroom with exposed beams and roof lights, creating a distinctive and desirable top floor space.

Externally, the property benefits from a good sized enclosed courtyard, providing outdoor space for tenants.

Offered with gas central heating and double glazing throughout, this is a rare opportunity to acquire a fully operational student investment in an exceptional central location, with strong rental income and long term demand assured.

Council Tax Band E
EPC Rating C

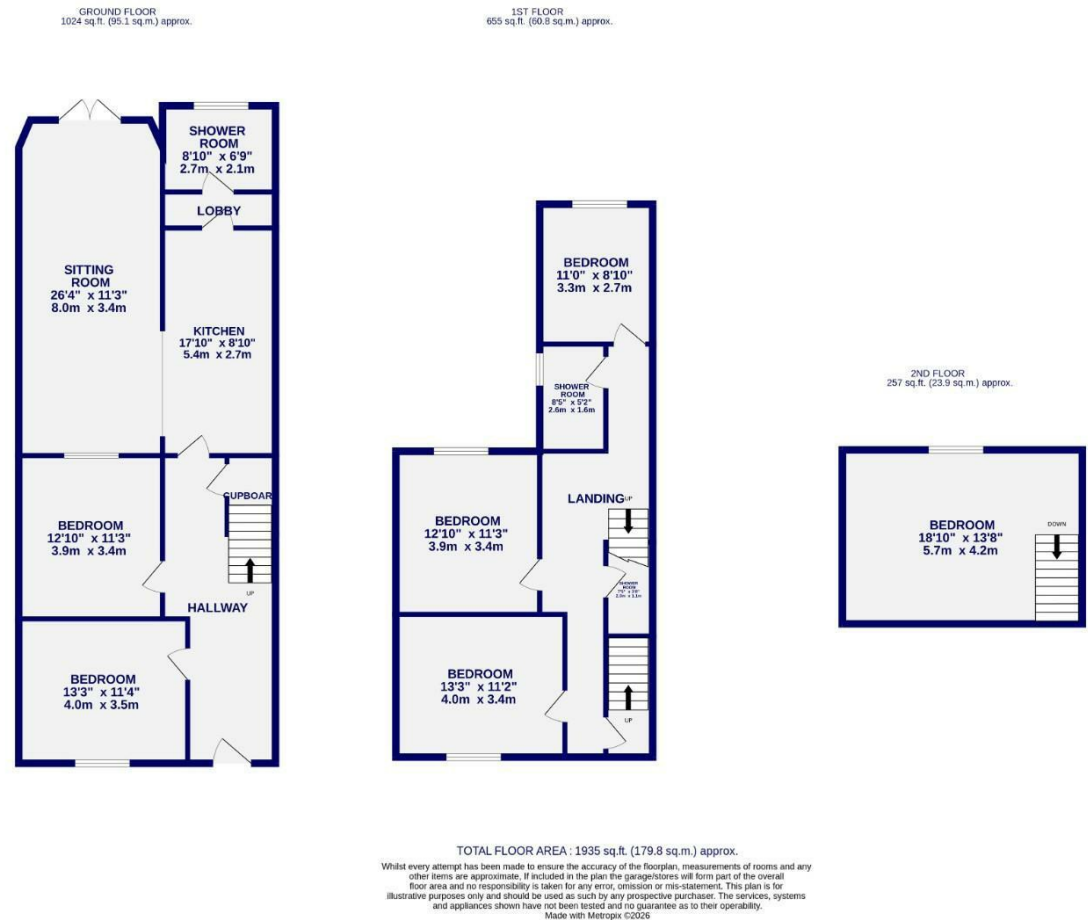




Clarence Street Next To St Johns YO31 7EW

Freehold
Council Tax Band - C

- Modernised HMO Property
- Six Bedrooms
- Two bathrooms
- Generating £60,500 GROSS PA
- Close To St Johns University
- Option to Purchase with rear property.
- EPC C



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