



Tang Hall Lane
Tang Hall, York
YO10 3RB

£375,000



An excellent investment opportunity to acquire this four bedroom licensed HMO property located within the popular and well connected area of Tang Hall, offering easy access to the University of York, York city centre and a range of local shops and amenities.

The property currently operates as a four bedroom HMO with an application submitted for a Certificate of Lawfulness, making it an ideal purchase for investors looking for an established rental property in a consistently popular letting location.

Internally the property is entered via a front entrance hallway leading through to a spacious front lounge dining room providing a communal living area for tenants. To the rear of the property is a ground floor double bedroom together with a modern fitted kitchen offering a range of wall and base units with space for appliances and access onto the rear garden.

To the first floor are three further well proportioned double bedrooms together with a modern three piece family bathroom with shower over bath.

Externally the property benefits from a front driveway providing off street parking, whilst to the rear is an enclosed garden with an outbuilding offering additional storage space.

The current tenancy agreement runs until 27th June 2026 with a new tenancy already agreed from 30th June 2026 until 29th June 2027 at a rental figure of £3,466.67 per calendar month. Approximate monthly outgoings are currently £331 PCM.

An ideal addition to any investment portfolio, early viewing is highly recommended.



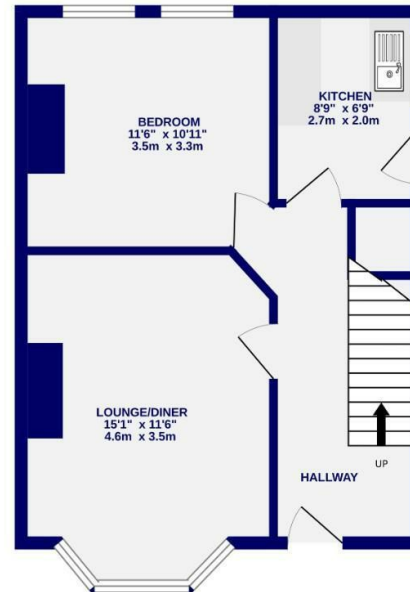


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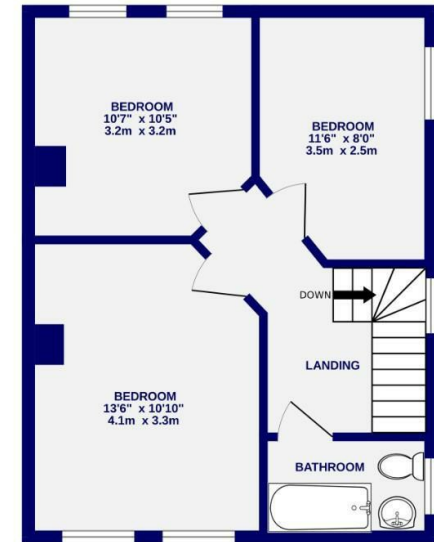
Freehold
Council Tax Band - B

- Four Bedroom HMO Property
- HMO License and Application in Place for Certificate of Lawfulness
- Approximate Gross Income £41,600.04 PA
- Driveway Parking
- Walking Distance To University Of York
- Let For 2026 -2027
- EPC C

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 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/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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