

Ashtons

Tang Hall Lane, York, YO10 3RB

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York
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Offers Over £350,000

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A well presented, fully let 4 bedroom HMO offering a strong gross yield of 10.01%, in one of York's most consistently sought after student locations.

The property currently generates £3,219 per month in rent. The landlord covers all utility bills (gas, electricity and water), plus free high speed broadband and a flat screen smart TV, at around £300 per month, leaving a gross annual income of £35,028. This all inclusive package is popular with student tenants and helps keep the property easy to let.

The kitchen and bathroom were upgraded in July/August 2024 alongside the boiler, so the main wear and tear items have been refreshed for a new owner.

The house is just a few minutes' walk from the University of York, off Hull Road at the David Lloyd end. It is close to local shops and the post office, on a bus route, and has friendly neighbours on both sides.

The front has a gravelled area with off street parking for two cars. There is a secure bike shed and a private, low maintenance garden at the rear.

The house is bright and light, with four furnished bedrooms, each with its own TV aerial socket. There is a spacious kitchen with plenty of storage, a cosy sitting room and an upstairs bathroom.

The property is fully fire and safety compliant. It has gas central heating, a burglar alarm, mains wired and linked smoke detectors in every room, and double glazing throughout, so it is easy to keep warm.

An ideal purchase for an investor wanting a turnkey, income producing property in a proven student location.



















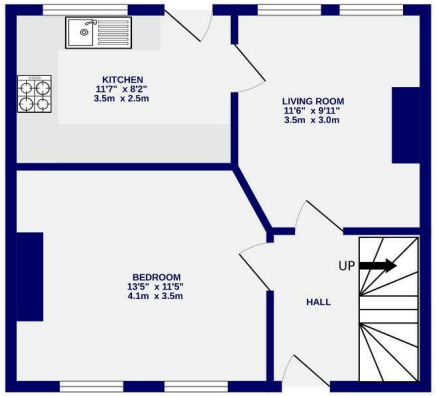


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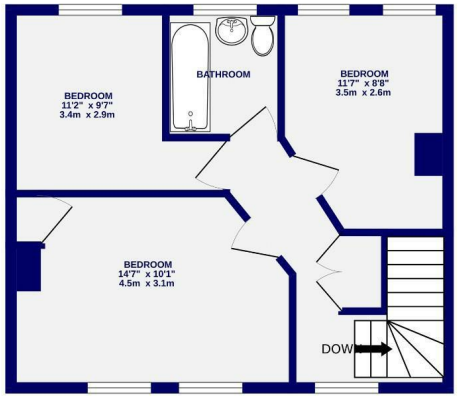
Freehold
Council Tax Band - B

- Fully Let Four Bedroom HMO
- 10.01% Gross Yield
- Short Walk To University of York
- Multiple Off Street Car Parking
- Recently Upgraded Kitchen & Bathroom
- Low Maintenance Garden
- EPC - C

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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