



Farrar Street
, York
YO10 3BY

£335,000



An excellent investment opportunity in one of York's most convenient and consistently popular rental locations. This three bedroom mid terrace property is currently configured for shared occupation and benefits from planning consent for HMO use together with an established HMO licence.

The property is situated on Farrar Street, ideally positioned within approximately a twenty minute walk of both the University of York and York St John University, while the city centre is also easily accessible on foot. This location continues to attract strong demand from student and professional sharers alike.

Internally the accommodation is well presented throughout, with three generously sized, fully furnished bedrooms, a comfortable living room, and a modern fitted kitchen equipped with an oven and fridge freezer. A bathroom with both bath and separate shower serves the upper floors, while a separate outbuilding houses laundry facilities including a washing machine. The property is finished in a neutral, contemporary style with good quality fixtures and fittings.

The property currently produces a gross rental income of £30,418 per annum, with gas, electric and water costs included within the rent. Broadband is provided via a tenant allowance arrangement, offering flexibility for ongoing management.

This is a turnkey investment with established income, appropriate consents in place and a proven location, making it an attractive addition to any residential investment portfolio.

Floorplans and Photos Provided By Letting Agent Adam Bennett and are Approximates Only





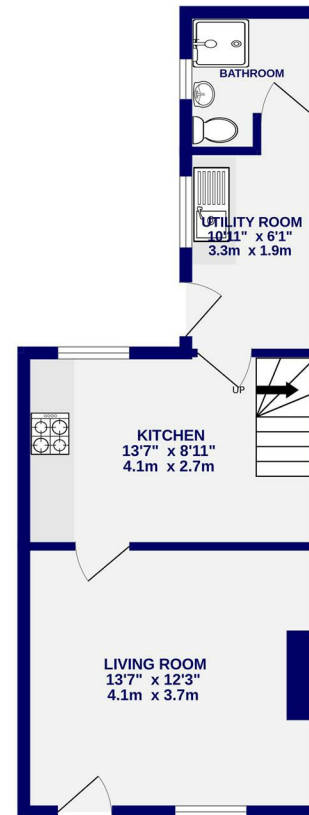
Farrar Street , York YO10 3BY

Freehold
Council Tax Band - B

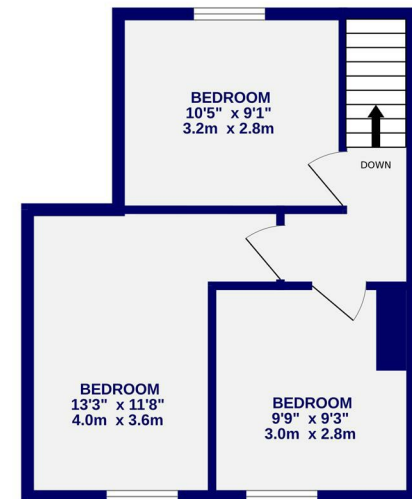
- HMO Investment Property
- Three Bedrooms In Place
- Mid Terrace House
- Recently Modernised
- Planning Permission and HMO License In Place
- Gross rental income of £30,418 per annum
- Tenants in Place for 2026/2027
- EPC D

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GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.2 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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