



Howard Street  
Fishergate, York  
YO10 4BQ

£550,000

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An excellent opportunity to acquire a fully licensed five-bedroom HMO, ideally located in the ever-popular Fishergate area, just a short walk from York city centre and the University.

The property is fully let from 7th July 2025 to 15th June 2026, generating a gross annual income of £40,500.

The property is also let from 22nd June 2026 to 14th June 2027 generating a gross annual income of £49,980 including bills.

This spacious end terrace offers well-presented and functional accommodation across three floors, currently configured for student occupation. The layout includes a bay-fronted ground floor bedroom, rear living room, and a modern fitted kitchen with access to a lobby and ground floor WC. To the first floor are two further double bedrooms and a shared house bathroom. The second floor features two generous double bedrooms, both with en suite shower facilities.

Externally, the property enjoys a large side plot, providing valuable off-street parking potential – a rare feature in this area. A rear courtyard and on-street permit parking further complements the property.

Benefiting from an active HMO licence and Certificate of Lawfulness, this is a strong, low-maintenance investment in one of York's most dependable student letting locations.

Early enquiry is highly recommended.





# Howard Street Fishergate, York YO10 4BQ

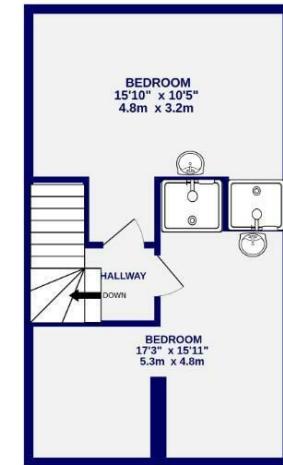
Freehold  
Council Tax Band - C

- End Terrace House
- Five Double Bedrooms
- Off Street Parking
- Income £40,500
- HMO Licensed Property
- Sought After Location
- EPC TBC

GROUND FLOOR  
471 sq ft. (43.7 sq.m) approx.

1ST FLOOR  
555 sq ft. (51.6 sq.m) approx.

2ND FLOOR  
434 sq ft. (40.3 sq.m) approx.



TOTAL FLOOR AREA: 1460 sq ft. (135.7 sq.m) approx.  
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