



Eldon Street
The Groves, York
YO31 7NH

£325,000



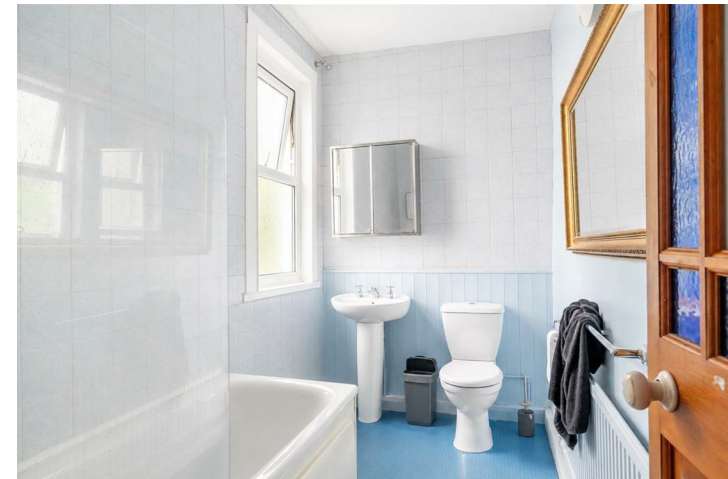
A licensed three bedroom HMO, currently occupied by three tenants and let through to 2027, presenting an excellent opportunity for investors seeking an established property with a strong rental return. The house is conveniently positioned within easy reach of York city centre, York Hospital, local amenities and transport links.

The accommodation begins with an entrance hallway opening into a central communal living room, featuring an attractive fireplace and providing a comfortable shared space for the tenants. From here, access leads to a well proportioned ground floor double bedroom and a modern fitted kitchen at the rear of the property. The kitchen opens directly onto an enclosed courtyard garden, offering useful private outside space.

To the first floor are two further double bedrooms and a family bathroom, completing the well arranged accommodation.

The property generates an annual rental income of £29,646, with bills included within the tenancy. Current annual bills are approximately £3,392. Based on an asking price of £325,000, the property provides an attractive gross rental yield of approximately 9.1%.

The vendor has applied for a Certificate of Lawfulness on the basis that the property has been continuously used as an HMO for the past ten years, with its HMO use understood to predate the relevant 2012 regulatory changes. The property is currently managed and let through a letting agent.

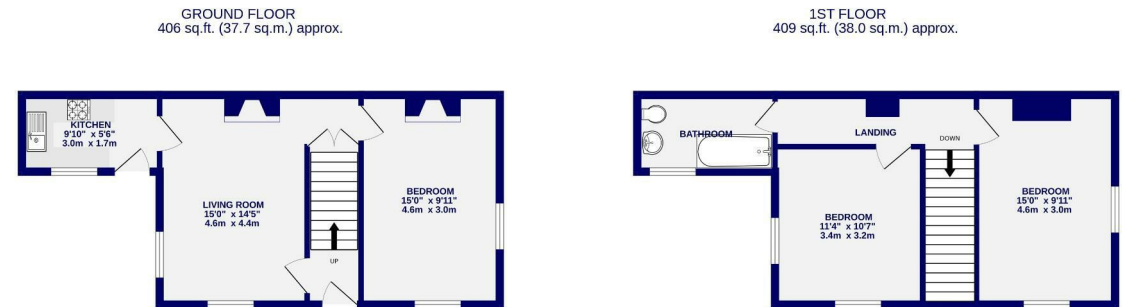




Eldon Street The Groves, York YO31 7NH

Freehold
Council Tax Band - B

- Gross Yield Of 8.08%
- HMO Property
- Three Double Bedrooms
- End Terrace House
- Gross Annual Income £29,646
- On Street Permit Parking Available
- Gross Rental Yield Approximately 9.1%
Per Annum
- EPC D



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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