



Alne Terrace Fulford, York YO10 5AW

£415,000



An attractive four bedroom semi detached property, currently let as a student house, positioned within a well established residential area to the east of the city and offering a strong, proven rental income. The property is arranged over two floors and provides well proportioned accommodation suited to shared occupation.

The ground floor comprises a generous bedroom positioned to the front of the property, benefitting from a bay window and excellent natural light. To the rear is a spacious communal living room, furnished with sofas and a coffee table and providing a comfortable shared space. The modern fitted kitchen is well equipped with attractive units and ample storage, complemented by a separate utility area and a ground floor W.C.

The first floor offers three further well sized bedrooms, all fully furnished, together with a family bathroom fitted with a bath with shower over, wash hand basin and W.C.

Externally, the property enjoys a particularly large, lawned rear garden which is maintained and provides valuable outdoor space, a notable feature for a student property of this type.

The accommodation is fully furnished, centrally heated and well maintained throughout. Gas, electric and water are included within the rent and broadband is provided, ensuring ease of management and ongoing appeal to tenants.

The property currently generates a gross annual rental income of £41,181 including bills, making it a strong investment opportunity within this consistently popular student location.

Floorplans and photographs are provided by the letting agent, Adam Bennett, and are for guidance purposes only.

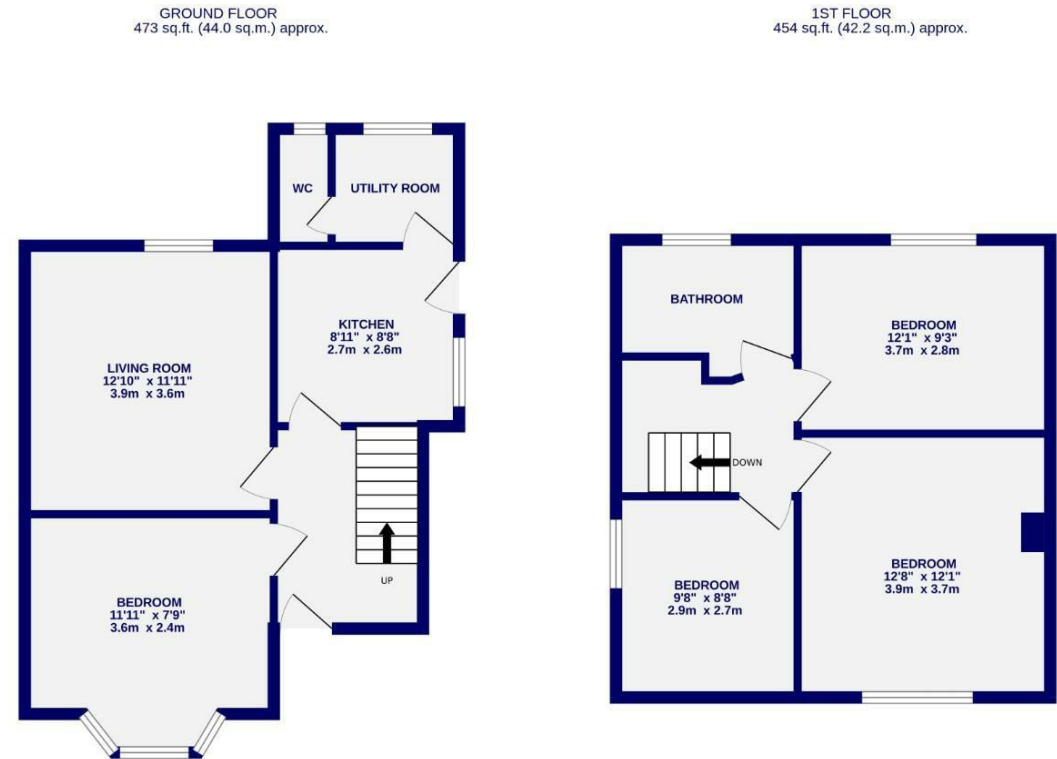




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Freehold
Council Tax Band - B

- HMO Property
- Four Bedrooms
- Semi Detached House
- Gross Annual Rental Income of £41,181
- HMO Planning and License In Place
- Let For 2026/ 2027
- EPC D



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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/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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