



Broadway West Fulford, York YO10 4JN

£450,000



Situated in a highly sought after residential area, just a 20 minute walk from the University of York and within easy reach of York city centre via the picturesque riverside path, this well presented five bedroom property offers an excellent investment opportunity, ready made student let or family home.

The current tenancy is until 11th July 2027 (365 days) and achieving £3,267.45 Per Month with Bills included.

The property has been successfully configured as student accommodation and comprises four generous double bedrooms and one single bedroom (not let due to size), each fully furnished with a bed, wardrobe, chest of drawers, desk and chair. The spacious layout is arranged over two floors, providing comfortable and practical living accommodation.

The ground floor offers two large double bedrooms with bay windows, together with a modern fitted kitchen incorporating a living and dining area. The kitchen leads out to a generous enclosed rear garden, mainly laid to gravel with mature hedging, creating an attractive low maintenance outdoor space.

To the first floor are two further spacious double bedrooms, both benefiting from bay windows, a shower room with wash basin, a separate WC and a versatile fifth bedroom, ideal as a study, snug or single bedroom.

The property benefits from gas central heating throughout, together with off street parking and an enclosed rear garden. Gas, electricity and water are currently included within the tenancy, with broadband excluded although the landlord provides an allowance of up to £500 per tenancy towards broadband installation and service.

Located close to local shops, amenities and excellent transport links, this established student property is well positioned for continued strong demand from the University of York. Whilst a great investment It would also make a wonderful family home and is within Fulford school catchment area.



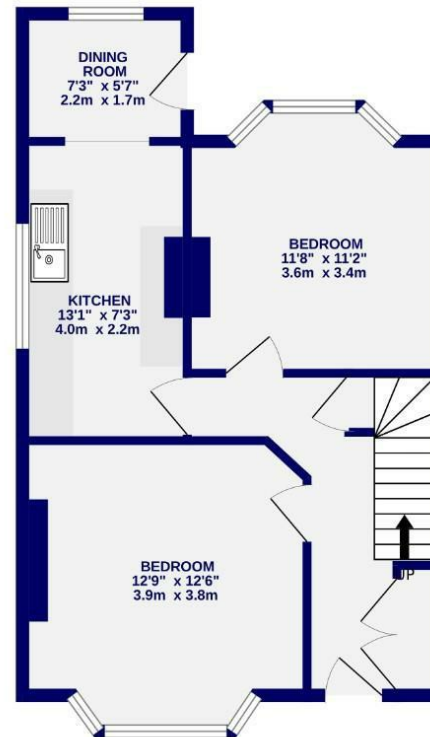


Broadway West Fulford, York YO10 4JN

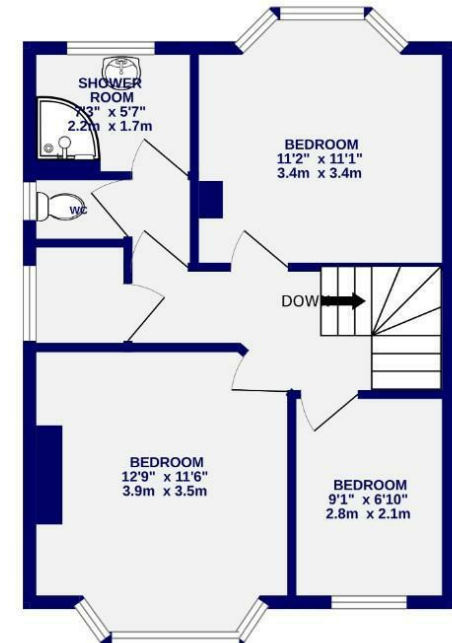
Freehold
Council Tax Band - C

- Four Bedroom Student Let HMO
- HMO License In Place The Vendor Is Applying For Certificate Of Lawfulness
- Gross Annual Income: Approximately £39,209.40 per annum
- Popular Student Location Within Walking Distance Of The University Of York
- Potential To Be A Wonderful Family Home
- Off Street Parking
- EPC C

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 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.
Made with Metropix ©2026

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.