Ashtons

Brook Street, York, YO31 7QQ

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York
YO31 7QQ

£575,000

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Hill House is a superb modern six bedroom eco home currently operating as a highly successful student let, positioned in a sought after central location just moments from York St John University and within easy walking distance of the city centre. The property also offers convenient access to the University of York, ensuring consistent demand from the student market.

Generating an annual income of £60,500, this is an outstanding turnkey investment opportunity combining strong returns with low ongoing running costs. Designed with efficiency in mind, the property benefits from underfloor heating and solar PV panels, significantly reducing energy consumption and enhancing long term sustainability.

The accommodation is well planned and spacious throughout, ideally suited to modern student living. The ground floor opens into an entrance hallway leading through to a bright and sociable open plan living kitchen, fitted with contemporary units and integrated appliances. There are two ground floor bedrooms along with a shower room and separate WC.

To the first floor are four further bedrooms, all designed as duplex rooms incorporating dedicated study or dressing areas with raised sleeping spaces, creating a practical and appealing layout for tenants. A further shower room serves this floor.

Externally, the property enjoys a private courtyard area to the front, providing useful outdoor space.

A rare opportunity to acquire a modern, energy efficient student investment in a prime York location, offering strong income, low running costs and continued rental demand.

Council Tax Band D
EPC Rating B

*Edited with Ai

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Brook Street
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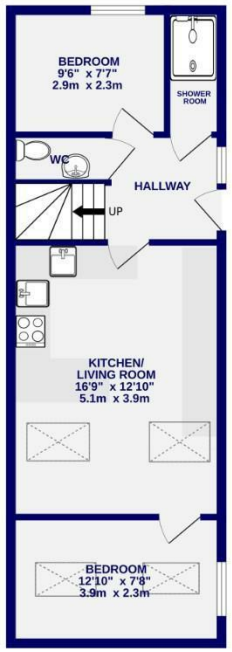
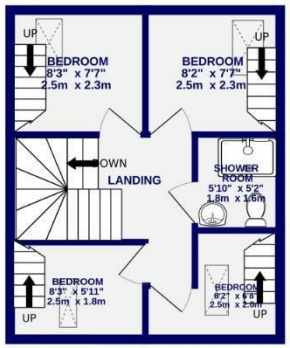
Freehold
Council Tax Band -

- Modern Unique Six Bed HMO Property
- Eco Design Means Reduced Bills
- Gross Annual Income of £60,500
- Six Bedrooms
- Solar Panels
- Potential To Purchase in Conjunction with 40 Clarence Street
- EPC B

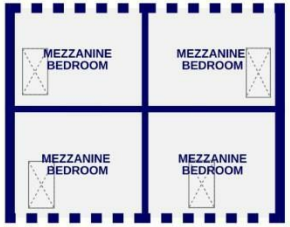
GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



2ND FLOOR
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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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Ashtons

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