



- Investment Property
- Three Bedrooms
- No Onward Chain
- EPC C

- HMO Licence
- Generating Rent of £2000 Per Calendar Month
- Private Parking

High yielding and fully established residential investment in one of York's most consistently strong rental locations. This spacious three bedroom, two bathroom ground floor apartment is currently let to three long standing tenants and generates gross income of £2000 per calendar month, offering immediate income with a proven track record of occupancy.

Set within a quiet development just off Wigginton Road, the apartment provides generous accommodation ideally suited to the professional sharer market. The layout includes a spacious living area and a modern fully fitted kitchen with integrated appliances including fridge freezer, dishwasher and washer dryer. There are three well proportioned bedrooms, with the principal bedroom benefiting from an ensuite, alongside a separate main bathroom.

The ground floor position enhances accessibility and tenant appeal, supporting the longevity of the current tenancy. Demand remains strong due to the property's size, layout and proximity to key employment hubs.

A key advantage is the share of freehold, owned collectively with other residents. The leases have been varied to remove previous restrictive clauses, and there is no ground rent payable, strengthening long term investment fundamentals and mortgageability.

Positioned directly opposite York District Hospital and within walking distance of the city centre, the property is highly attractive to professional tenants. Externally, there is one allocated parking space along with visitor bays, further supporting demand and retention.

A ready made investment with stable income and long term appeal.

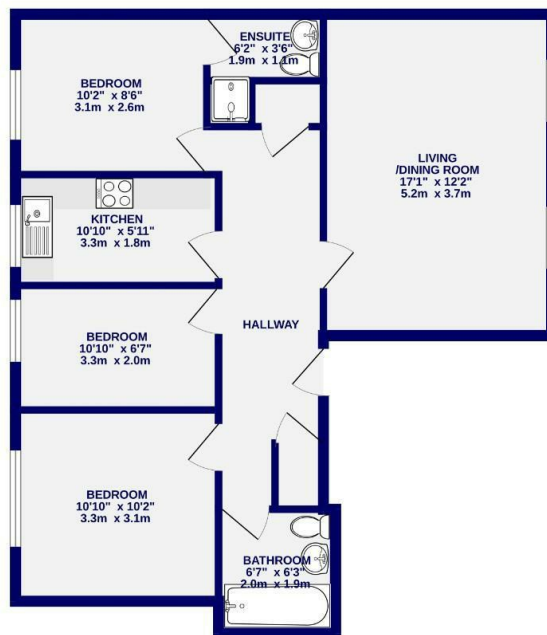
Leasehold
 Length of lease- 993 years remaining
 Ground rent - Peppercorn
 Ground rent review period- Fixed
 Service Charge- £1,655 per annum

Council Tax Band- C

ANTI-MONEY LAUNDERING COMPLIANCE
 We are legally required to conduct Anti Money Laundering checks on all



GROUND FLOOR
 731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It should be noted that the floorplan is for illustrative purposes only and should be used as a guide only and 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.

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