



Heslington Road Fulford, York YO10 5AT

Freehold
Council Tax Band - C

- HMO Property
- Six Bedrooms With HMO Licence
- New Annual Income Approximately £51,480
- Vendor Applied For Certificate Lawfulness
- Tenants Pay Own Bills
- Let For 2026 - 2027
- EPC D



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 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.

Heslington Road

Fulford, York

YO10 5AT

Offers Over £500,000

6

2

Located in one of York's most sought after investment locations, within easy reach of the University of York, York city centre and an excellent range of local amenities, this substantial six bedroom period terrace presents an excellent opportunity to acquire a fully let HMO investment with an established income stream.

Owned by the current vendor for approximately 20 years, the property has been well maintained and has operated successfully as a House in Multiple Occupation. Originally configured as a five bedroom home with two reception rooms, the ground floor front reception room is now utilised as a sixth bedroom, maximising the property's rental potential without the need for major structural alterations.

The accommodation briefly comprises an entrance hall, a ground floor bedroom, communal living room, fitted kitchen and bathroom facilities, with five further well proportioned bedrooms arranged over the upper floors. The property is presented in good order throughout, allowing a purchaser to continue the existing investment with minimal immediate expenditure.

Offered for sale with tenants in situ, the current tenancy commenced on 4th July 2026, with each of the six bedrooms achieving £165 per week, producing a gross annual rental income of approximately £51,480. At the asking price of £500,000, this equates to a net yield of approximately 10.3%. Tenants are responsible for paying their own utility bills and the property has been successfully self managed by the current owner throughout their ownership.

The vendor has submitted an application for a Certificate of Lawfulness in respect of the property's established use, with further details available on request.

Externally, there is an enclosed rear courtyard providing low maintenance outdoor space. On street permit parking is available within the area, although the property does not benefit from private parking.

