


Ashtons

Wellington Street, , York, YO10 5BD

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, York
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Offers Over £350,000

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A fantastic opportunity to acquire this well presented four bedroom HMO, offered in really good condition throughout and benefiting from an existing HMO licence and Certificate of Lawfulness.

The property has been well maintained and thoughtfully presented, providing comfortable and practical accommodation for tenants. The existing layout comprises four well proportioned bedrooms, complemented by well appointed communal areas and facilities.

The existing HMO licence and Certificate of Lawfulness provide valuable reassurance for prospective purchasers, making this an attractive and straightforward investment opportunity for both experienced HMO investors and those looking to enter the sector.

Presented in excellent condition and ready for continued investment, the property offers the opportunity to acquire an established HMO with the benefit of the necessary licensing and legal documentation already in place.

With its good standard of presentation, established HMO use and strong investment appeal, this property represents an excellent addition to any property portfolio.

Early viewing is advised.

















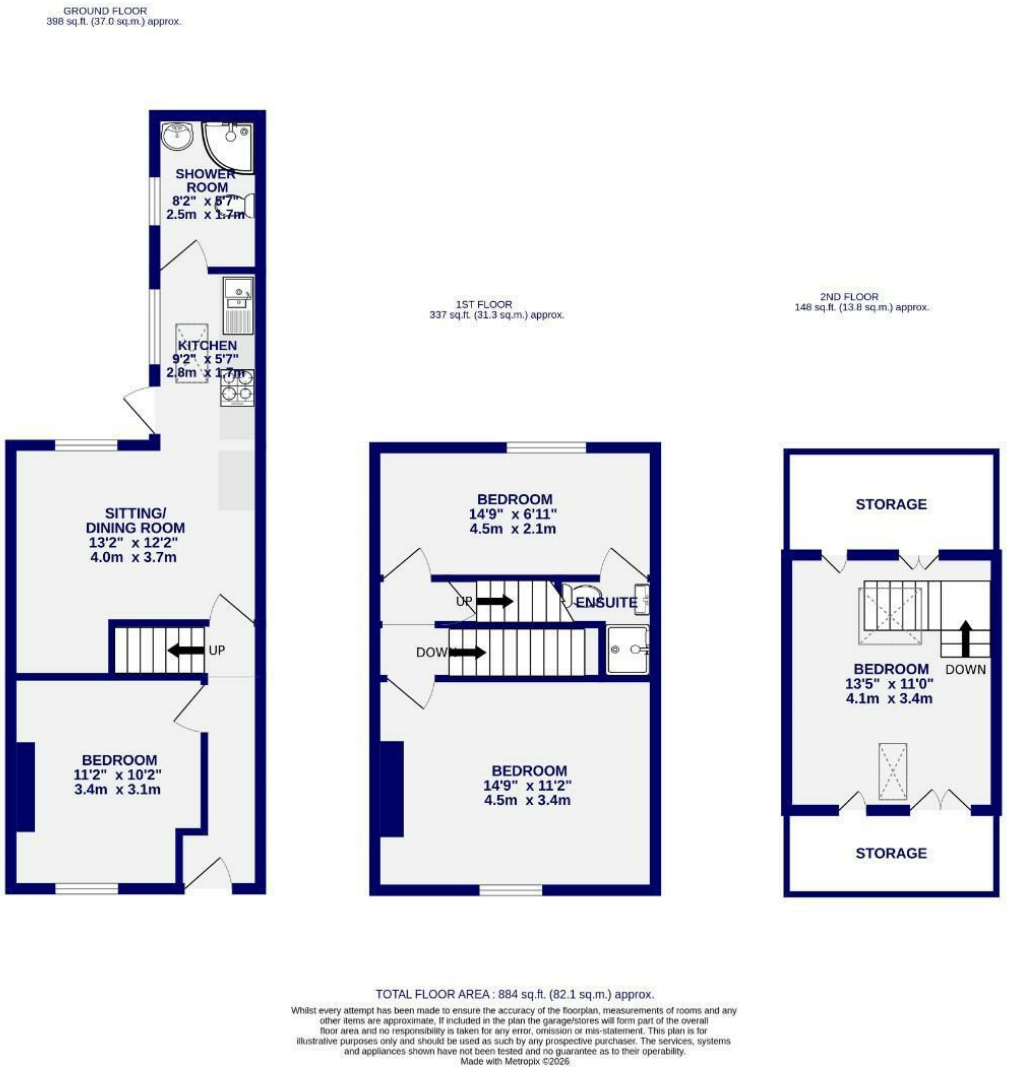




# Wellington Street
# , York
# YO10 5BD

## Freehold
## Council Tax Band - B

- Gross Yield Of 9.27%
- Annual Income Of £32,436
- 4 Bed HMO
- Existing HMO Licence
- Certificate Of Lawfulness
- Excellent Condition Throughout
- Excellent Investment Opportunity
- EPC D




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Ashtons

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