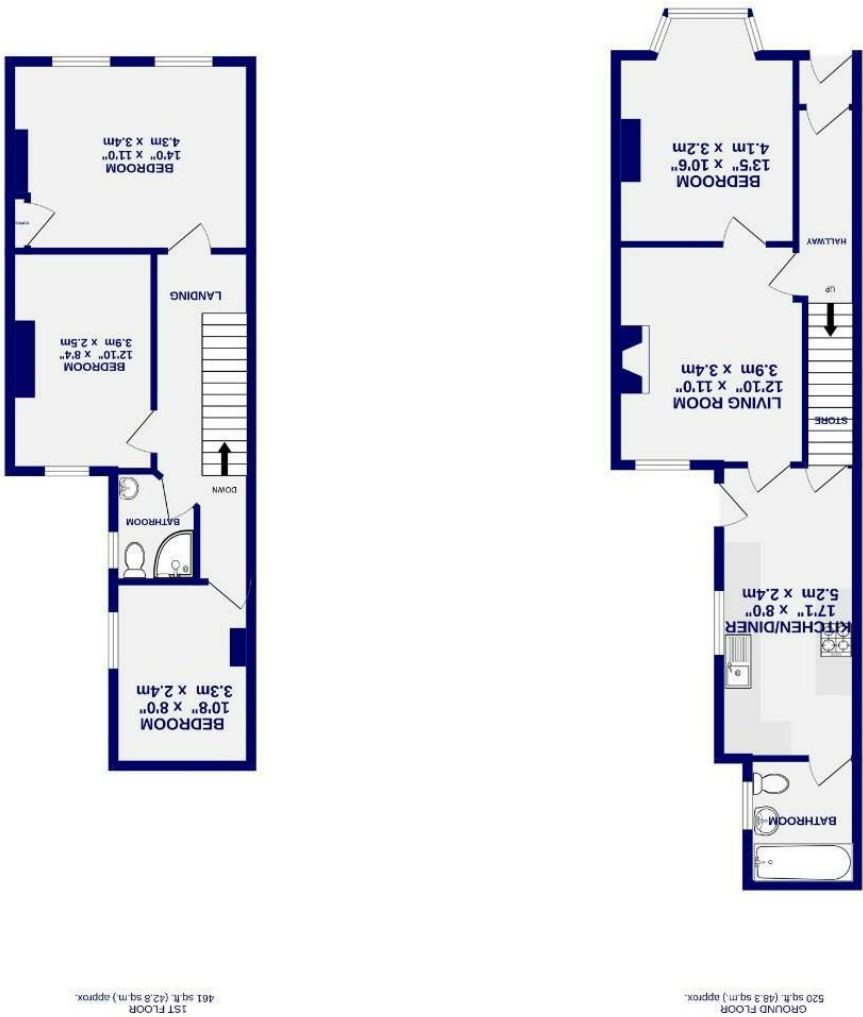


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- EPC D
- Original Features
- Currently Vacant
- Furnished
- No Onward Chain
- Spacious Reception Room
- Four Double Bedrooms
- HMO License & Planning
- Period Terrace House

Freehold
Council Tax Band - B

Garth Terrace Off Burton Stone YO30 6DU



Garth Terrace
Off Burton Stone Lane, York
YO30 6DU

Offers Over £325,000



Four Bedroom HMO Investment | Licensed HMO with Certificate of Lawfulness | Previously Let at £34,500 per Annum | Vacant Possession

A superb opportunity to acquire this licensed four bedroom HMO property, ideally situated just outside the city centre. With a Certificate of Lawfulness in place and previously generating approximately £34,500 per annum, the property is now offered with vacant possession, providing a ready-made investment or scope for alternative use.

The accommodation is arranged over two floors and comprises a forecourt to the front leading into a welcoming hallway. To the ground floor is a generously sized bedroom with bay window, a communal living room with feature fireplace, a fitted kitchen with a range of units and appliances, and a ground floor bathroom with three-piece suite and shower over bath.

Upstairs are three further double bedrooms and a second bathroom, complete walk-in shower.

To the rear, there is a low-maintenance courtyard with gated access, and a convenient outbuilding with power.

Located within easy reach of York Hospital, York St John University, and the railway station, this property offers excellent long-term rental potential in a consistently high-demand area. Early viewing is advised.

Council Tax Band- B

