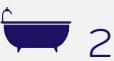




St. Hildas Mews
, York
YO10 3SF

Offers Over £550,000

 6  2

A fantastic opportunity to acquire a well-established and successful, six bed HMO with £55,800 income, ideally located within close proximity to the University of York. Offering six generously sized bedrooms and two modern bathrooms, this substantial home is perfectly suited for investors and is available with no onward chain.

Tucked away in a quiet residential cul-de-sac off Tang Hall Lane, Saint Hilda's Mews offers great convenience. The property is not only within easy reach of the university but also benefits from excellent access to the local amenities of Hall Road and Melrosegate.

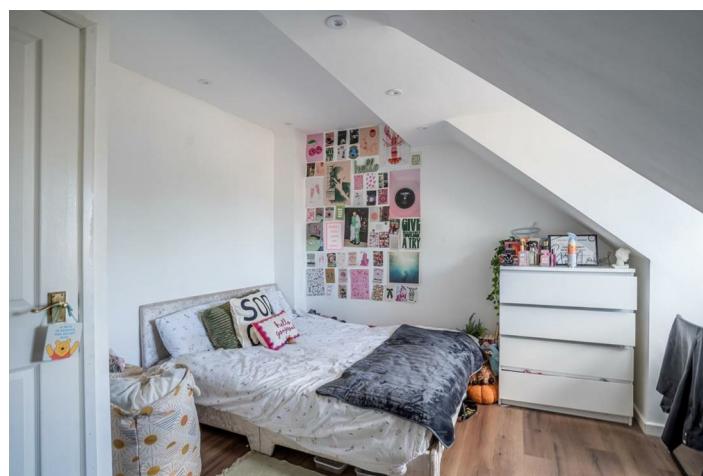
The accommodation briefly comprises a wide entrance hall leading to a spacious reception room that opens onto a low-maintenance, courtyard-style rear garden. Completing the ground floor is a fully fitted kitchen and a stylish three-piece shower room.

On the first floor, you'll find four well-proportioned bedrooms, a second modern shower room, and a deep storage cupboard above the stairs. The top floor hosts two additional bedrooms—one featuring a dormer window and the other benefitting from two Velux windows, allowing plenty of natural light.

Externally, the property sits on a generous plot with an east-facing rear garden and ample off-street parking to the front.

With a current rental income of £4650 pcm (bills not included) and an ideal location, this property is expected to attract significant interest. Early viewing is highly recommended.

Council Tax Band- D



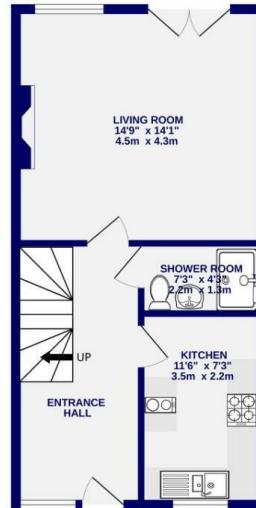


St. Hildas Mews , York YO10 3SF

Freehold
Council Tax Band - D

- Successful Student Let Property
- Townhouse
- Six Bedrooms
- Two Bathrooms
- Ample Driveway Parking
- Quiet Cul De Sac Area
- No Onward Chain
- EPC C

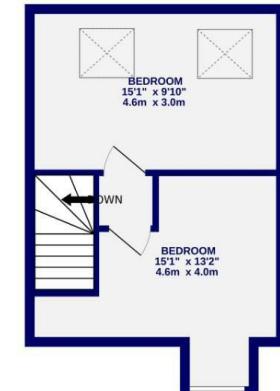
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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 relied upon at your own risk. The vendor has not tested any services, systems and appliances shown have not been tested and no guarantee as to their operability.
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