



10 Abbotsford Road
York, YO10 3EE
Guide Price £460,000

A SUPERB INVESTMENT OPPORTUNITY. AN EXTENDED SEMI DETACHED HOUSE RUN AS A LONG TERM SUCCESSFUL STUDENT LET WITHIN THIS POPULAR LOCATION CLOSE TO YORK UNIVERSITY AND YORK CITY CENTRE.

The property provides 5 letting bedrooms with an income of up to £51,600 per annum and is let until the summer of 2027. With the benefit of gas central heating and double glazing the spacious accommodation comprises of open plan living kitchen, 2 ground floor bedroom and bathroom/w.c., to the first floor are 3 further bedrooms and a bathroom/w.c., Driveway with parking and gardens to front and rear.

Living Kitchen

Spacious communal area with modern fitted kitchen units and appliances, window to side and stairs to first floor

Bedroom 1

Large bedroom with bay window to front

Bedroom 2

Window to rear

Bathroom/w.c

Walk in shower, wash hand basin, w.c., window to rear

Landing

Doors leading to

Bedroom 3

Window to front

Bedroom 4

Window to front

Bedroom 5

Window to rear

Bathroom

Suite comprising panelled bath with shower above, wash hand basin, w.c., window to rear

Agents Note:

To be able to purchase a property in the





United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



FLOOR PLAN

