



19 BROADWAY WEST YORK, YO10 4JN

£425,000
FREEHOLD

Situated in a highly sought after residential area, just a 20 minute walk from the University of York and within easy reach of York city centre via the picturesque riverside path, this well presented five bedroom property offers an excellent investment opportunity, ready made student let or family home.

The current tenancy is until 11th July 2027 (365 days) and achieving £3,267.45 Per Month with Bills included.

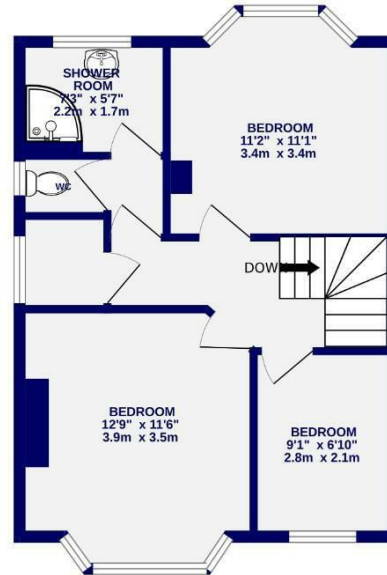
The property has been successfully configured as student accommodation and comprises four generous double bedrooms and one single bedroom (not let due to size), each fully furnished with a bed, wardrobe, chest of drawers, desk and chair. The spacious layout is arranged over two floors, providing comfortable and practical living accommodation.

The ground floor offers two large double bedrooms with bay windows, together with a modern fitted kitchen incorporating a living and dining area. The kitchen leads out to a generous enclosed rear garden, mainly laid to gravel with mature hedging, creating an attractive low maintenance outdoor space.

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other items are approximate. If included in the plan the garage/shed is not 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 used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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