



23/23A THE CRESCENT YORK, YO10 5EF

£650,000
FREEHOLD

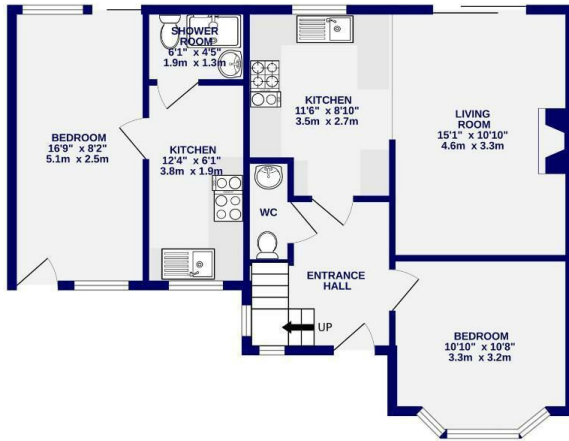
An excellent opportunity to acquire an established student investment comprising a six bedroom HMO and a separate self contained one bedroom apartment. Ideally positioned beside the University of York and within walking distance of Heslington village, the properties generate a combined gross rental income of approximately £75,698 per annum.

23 The Crescent is currently let to six University of York students at £202 per person per week, producing a gross annual income of approximately £63,184. The rent includes gas, electricity, water and broadband, subject to a fair usage policy, while the landlord maintains the gardens. A television licence is not included.

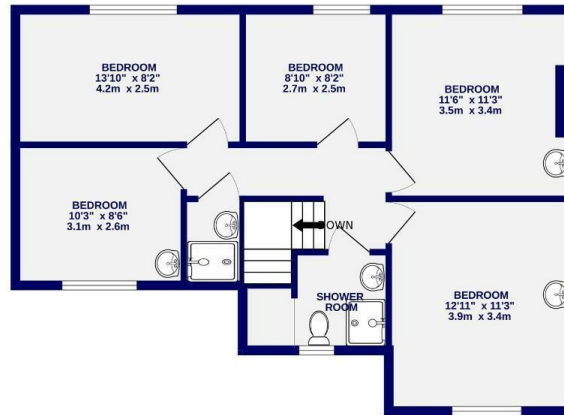
The accommodation is entered through a main entrance hallway with a ground floor WC. To the rear is a spacious open plan living, dining and kitchen area, providing an excellent communal space with access to the garden. A generous double bedroom is positioned at the front of the ground floor.

To the first floor are five further double bedrooms, each measuring more than 6.51 square metres, together with two shower rooms.

GROUND FLOOR
687 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 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 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	75	
(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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