



82A Cromer Street
York, YO30 6DL
Offers Over £325,000

THIS SUCCESSFUL 4 BEDROOM TERRACE HAS BEEN LET OUT FOR MANY YEARS BY THE CURRENT OWNERS AND IS A SUPERB STUDENT INVESTMENT OPPORTUNITY. THE 4 BEDROOM STUDENT HOME IS SET IN THE CENTRAL LOCATION APPROXIMATELY 20 MINUTES WALK FROM THE CITY CENTRE AND CONVENIENT FOR LOCAL UNIVERSITIES. THE PROPERTY IS CURRENTLY LET FOR 2026/2027 WITH AN INCOME OF OVER £30,000 PER ANNUM.

The property comprises; entrance hallway, communal living room, kitchen, utility room, two shower rooms and 4 bedrooms. There are two ground floor bedrooms and shower room, stairs to first floor with a further bedroom, communal lounge and kitchen, stairs to 2nd floor where there is another bedroom, utility room and further shower room.

To the rear is a fully enclosed garden.

Entrance Hallway

Bedroom 1

12'2" x 8'2" (3.71m x 2.49m)

Bedroom 2

9' x 7'11" (2.74m x 2.41m)

Shower Room

First Floor Landing

Living Room

14'10" x 11'9" (4.52m x 3.58m)

Bedroom 3

10'6" x 8'7" (3.20m x 2.62m)

Kitchen

9' x 7'11" (2.74m x 2.41m)

Second Floor Landing

Bedroom 4

14'10" x 9'10" (4.52m x 3.00m)





Utility Room

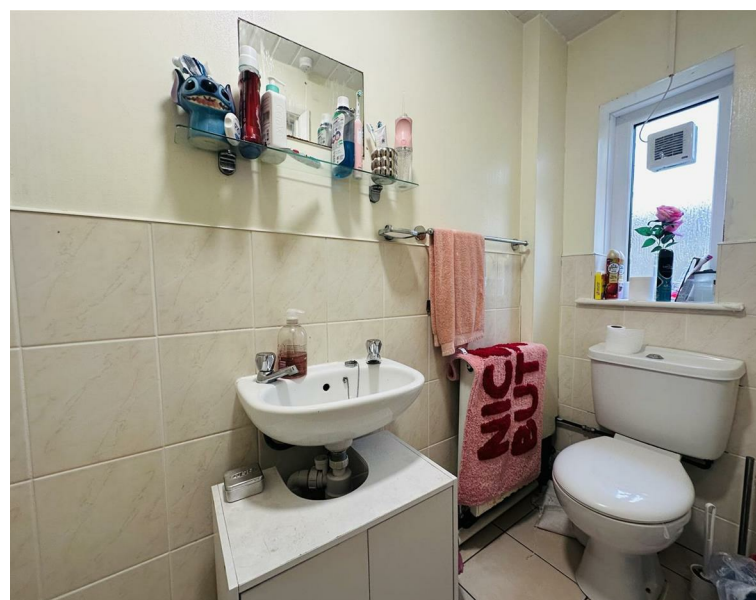
8'9" x 7'2" (2.67m x 2.18m)

Bathroom

To the outside

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 sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

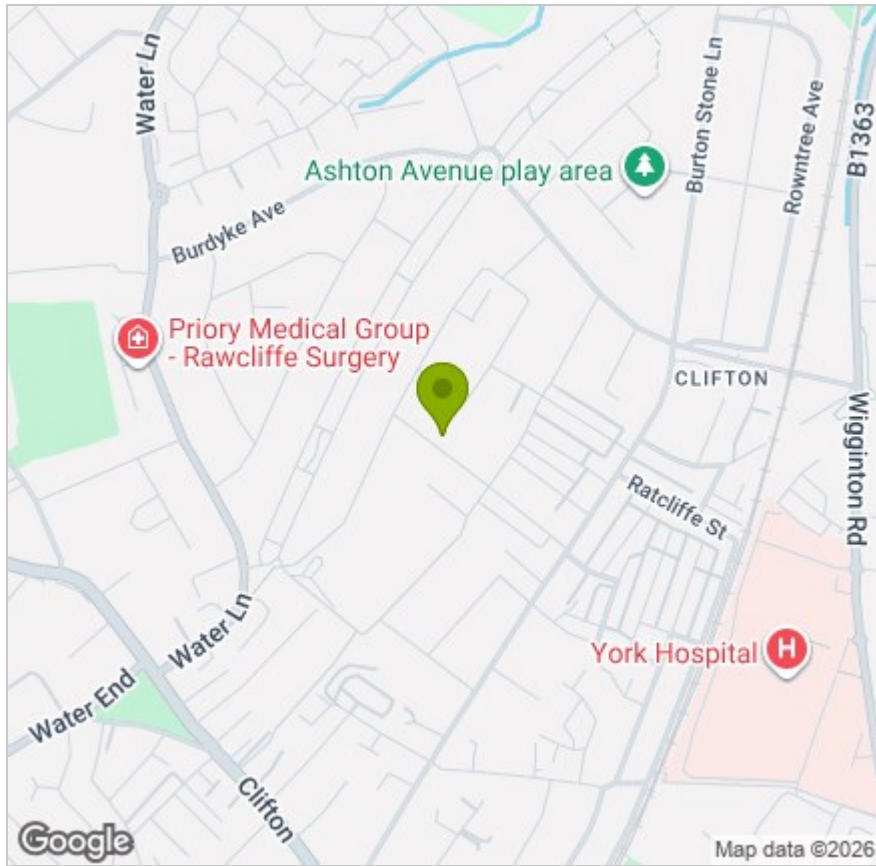


FLOOR PLAN



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	