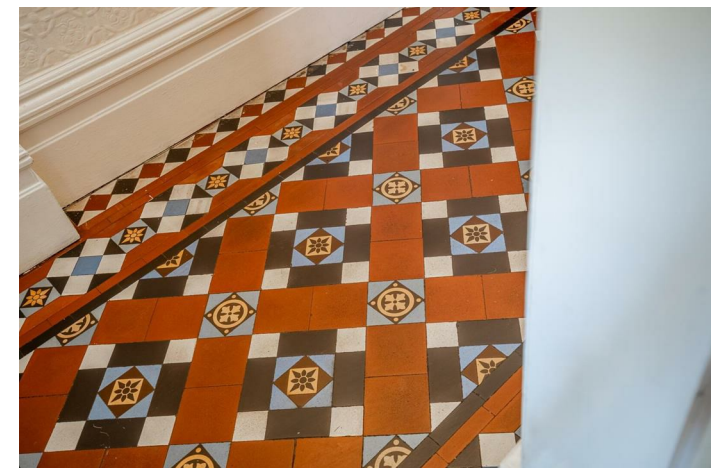




56 BOOTHAM CRESCENT YORK, YO30 7AH

£700,000
FREEHOLD

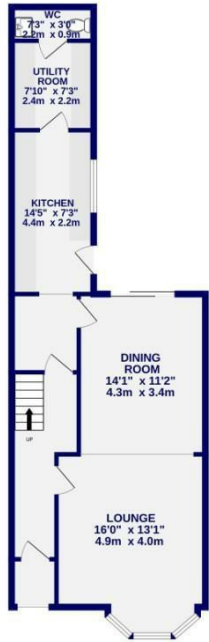
A substantial Victorian townhouse currently operating as a six bedroom HMO, with planning permission in place to create a seven bedroom HMO and further potential to increase to eight bedrooms, subject to the necessary planning permissions.

Dating back to circa 1890, this attractive brick built terrace has a long-established history as both a bed and breakfast and, more recently, a successful House in Multiple Occupation. Since January 2022, the property has been consistently occupied with minimal void periods, attracting professional tenants, graduates and working individuals, all referenced and managed through a professional letting agent.

Planning permission has been granted for the change of use from a bed and breakfast to a small HMO in its current six bedroom configuration. A further approved consent allows the property to be reconfigured into a seven bedroom HMO through a minor alteration to one of the bathrooms. There is also clear potential to create an eighth bedroom, subject to the relevant planning consent and internal alterations.

The accommodation currently comprises six generous ensuite bedrooms, complemented by spacious communal facilities including a large shared bathroom and an additional shower room, providing practical and comfortable accommodation for residents.

GROUND FLOOR
669 sq ft. (62.2 sq.m.) approx.



1ST FLOOR
616 sq ft. (57.3 sq.m.) approx.



2ND FLOOR
629 sq ft. (57.8 sq.m.) approx.



3RD FLOOR
470 sq ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 2376 sq.ft. (220.7 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		
(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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