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# White Cross Road, York

## £375,000

An excellent investment opportunity in York, this substantial property on White Cross Road is arranged as two self-contained apartments, both currently tenanted and together generating an approximate rental yield of 6.9%. Set across three floors, the property offers generous accommodation, private outside space and off-street parking to the rear, making it an attractive proposition for buy-to-let and property investors seeking an established income-producing asset.

The ground-floor one-bedroom apartment features a spacious bay-fronted living room, separate double bedroom and a generous fitted kitchen extending towards the rear. A useful utility area and shower room complete the accommodation, while externally the apartment benefits from its own private enclosed courtyard.

Arranged across the first and second floors, the second apartment provides spacious two-bedroom duplex accommodation. The first floor comprises a large living room, double bedroom, fitted kitchen and shower room. On the upper floor is a further generous double bedroom with its own en-suite shower room, providing a flexible and well-proportioned layout.

Externally, the property benefits from the private courtyard together with off-street parking to the rear. With both apartments already occupied and producing rental income, this is a compelling opportunity for investors looking to acquire an established tenanted investment property in York, offering an approximate 6.9% yield and income from day one.

## KEY FEATURES

- Established Investment Opportunity
- Two Separate Apartments
- Approximately 6.9% Rental Yield
- Both Apartments Currently Tenanted
- Private Courtyard & Off-Street Parking
- Council Tax Band A

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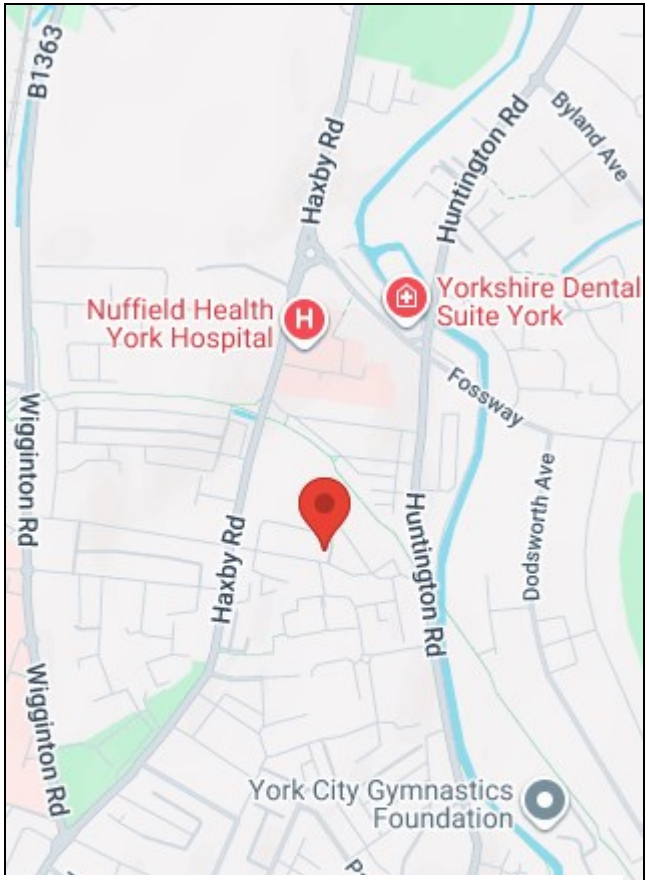
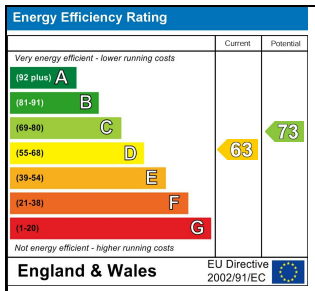
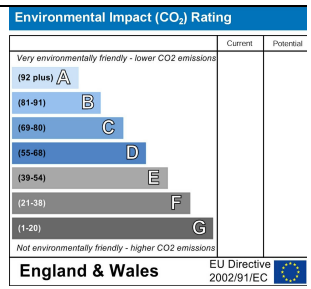



Total floor area 143.7 m² (1,547 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io




Ground Floor, Apollo House, Eboracum Way, Heworth Green, York, YO31 7RE I 01904 621026
york@hunters.com I www.hunters.com

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