

## Scrope Avenue, , York, YO31 0XD

- Five Bedroom HMO
- Generating Around £50,000 Per Anum
- Off-Street Parking
- Great Location for City Centre and Universities
- Certificate Of Lawful Use
- Let Agreed Till July 2027
- Potential To Extend (STPP)
- Council Tax Band B

**£500,000**

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## DESCRIPTION

A five-bedroom HMO positioned just half a mile from York's iconic City Walls. This well-situated property offers excellent access to both the University of York and York St John University, making it consistently appealing to those studying or working in the city.

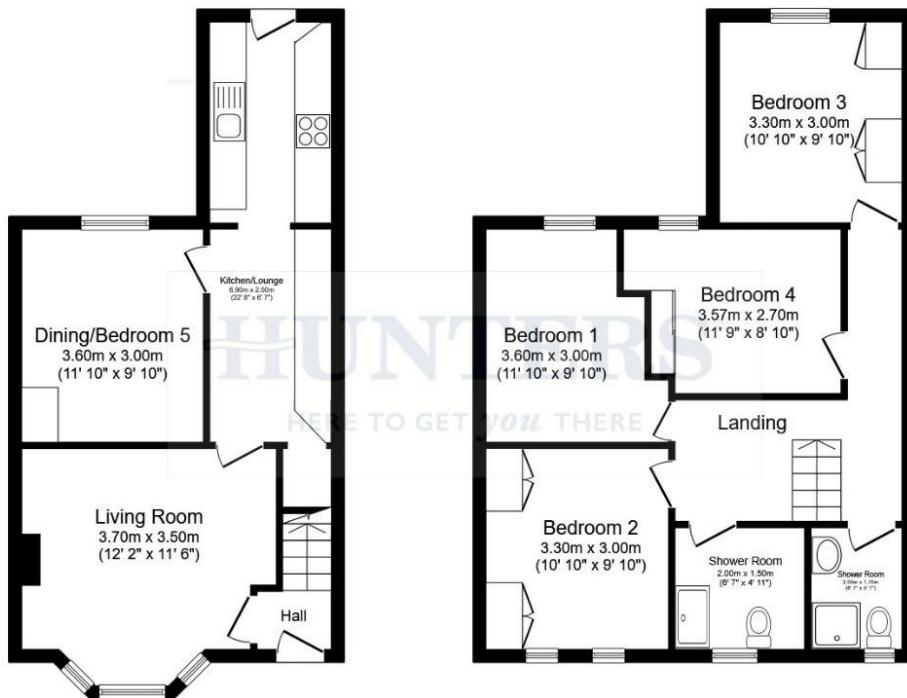
The property has been extended and refurbished in recent years to provide five double bedrooms, creating a practical and well-organised layout. It currently generates a gross annual income of around £50,000.

The accommodation includes a spacious living area and a well-equipped kitchen, along with driveway parking for multiple vehicles. A useful side passage provides secure bicycle storage and direct access to the rear garden.

Given its strong location and established layout, this HMO represents a compelling opportunity. A viewing is recommended to appreciate everything this property offers.







**Ground Floor**

**First Floor**

Total floor area 100.3 sq.m. (1,079 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 [www.focalagent.com](http://www.focalagent.com)

### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.