



Alne Terrace, York, YO10 5AW

- Duplex
- 9% Rental Yield
- Close to University of York
- HMO
- Four Bedrooms
- Council Tax Band B

Offers In Excess Of £300,000



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DESCRIPTION

A four-bedroom duplex currently used as a HMO approximately half a mile from York's city walls currently offering a rental yield of 9% with potential to increase.

The property is accessed via a private entrance with stairs leading to the first floor. The first floor has a kitchen with a range of base and wall units, integrated oven and hob as well as space and plumbing for free-standing washing machine. There is a W.C with sink to the first floor as well as a large bedroom.

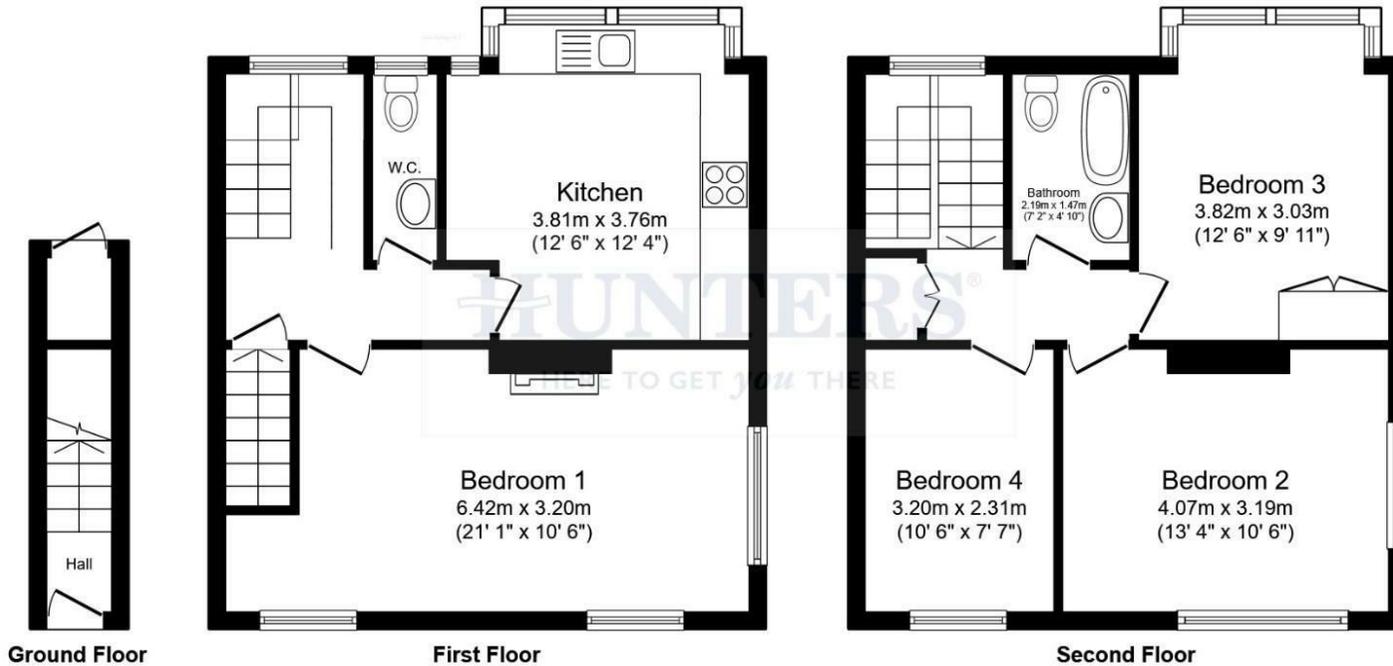
To the second floor there are three further bedrooms and the main bathroom with sink, W.C and bath with shower over.

Externally there is a lawned garden to the rear with two sheds: one brick, the other wooden.

The property is to be sold as a going concern and has been let furnished with the current owner's furniture to be included in the sale.







Total floor area 90.5 m² (974 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

Viewings

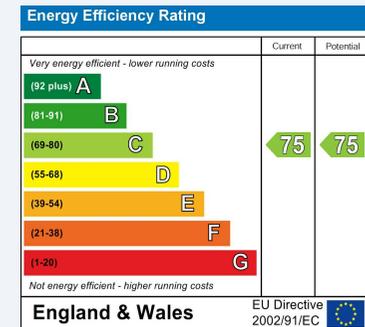
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.