



17 York Road

Acomb, York, YO24 4LW

£550,000

An exciting opportunity to purchase this substantial investment property, located a few minutes walk from Acomb shops. The sellers have rented rooms in this HMO for over 20 years continuously and are only selling due to retirement.

Currently, there are a few rooms they have chosen not to rent out, and their current rates are below the current market, so there is great scope for development! Likely potential annual income should be in the region of £38,000 by a motivated new landlord.

Further development may be possible with the large cellar, and the yard and garage to the rear. This one is sure to be of interest to the astute seasoned investor.

Viewing

Please contact our Quantum Estate Agency Sales Office on 01904 631631 if you wish to arrange a viewing appointment for this property or require further information.

- Large Investment Property
- Three Storeys (plus cellar)
- 9 Potential Letting Rooms
- Holds HMO license
- Potential Further Development
- Very Close to Local Shops



For Sale

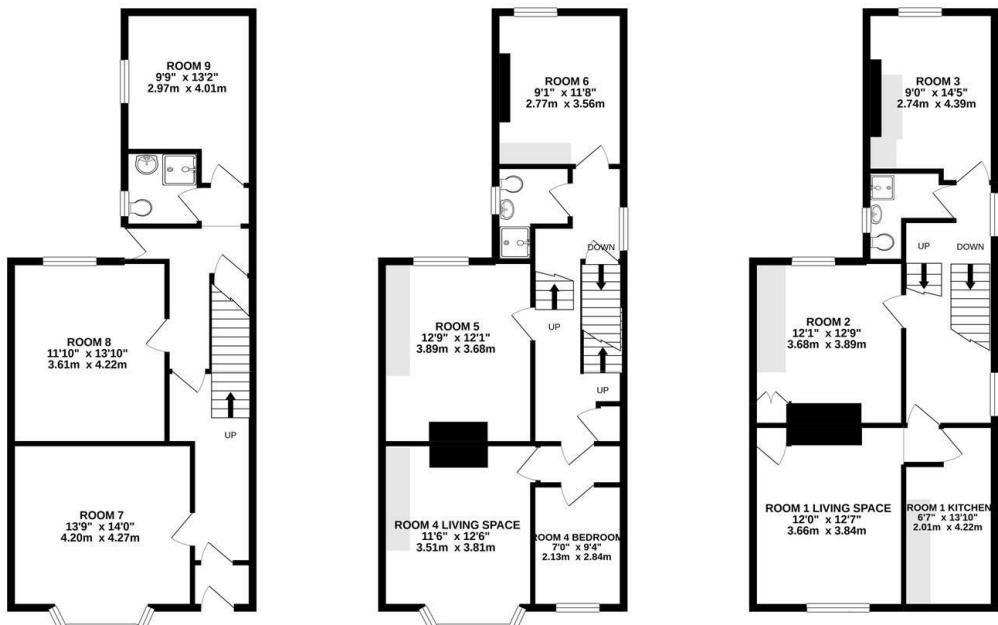
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(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	
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR
659 sq.ft. (61.3 sq.m.) approx.

2ND FLOOR
646 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1983 sq.ft. (184.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan 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 or efficiency can be given.
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