



Crombie Avenue Burtonstone Lane  
York, YO30 6DW  
**Guide Price £415,000**

 5  2  1 

A 5 BEDROOM HOUSE WHICH IS USED AS A STUDENT HMO WITH AN INCOME OF £47,000 PER ANNUM. The property is set in a popular location with easy access to the city centre and Universities and provides spacious accommodation with the benefit of gas central heating and uPVC double glazing and comprises entrance hall, large lounge, spacious dining kitchen, rear hall, cloaks/w.c., landing, 4 double bedrooms and large bathroom/w.c., second floor landing with large bedroom 5 and further shower room/w.c. Good sized lawned gardens to front and rear. Benefits include new roof and facias. Sure to be of interest to investors looking for a strong yield.

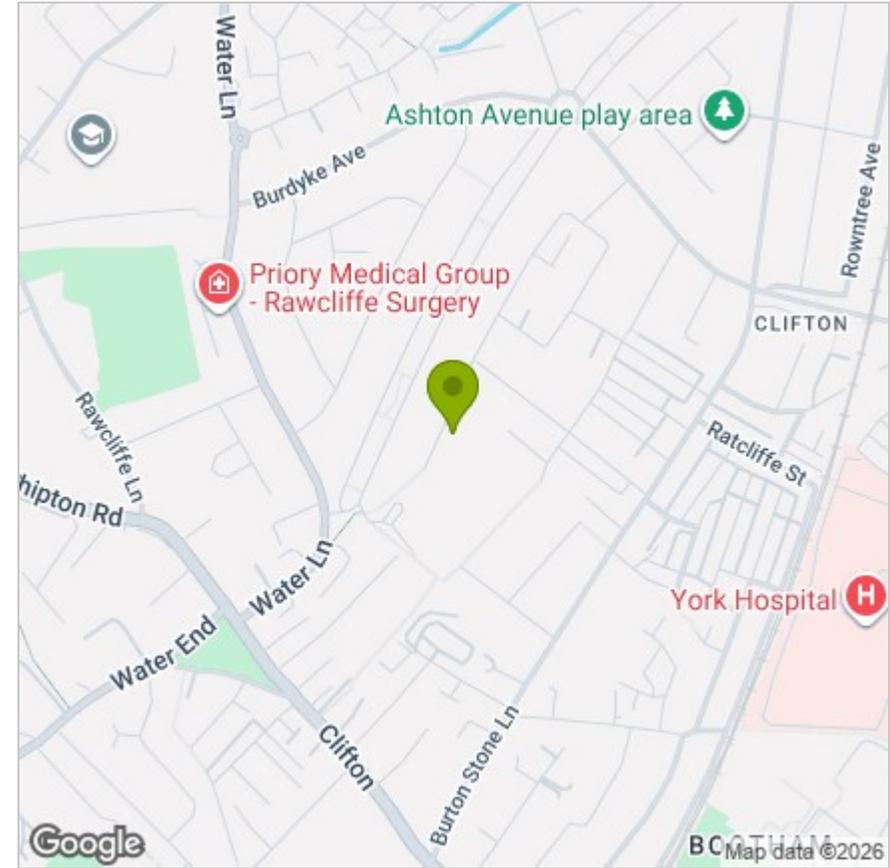




## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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