







13 Harcourt Street
York, YO31 0XF
Guide Price £475,000

 6  2  1 

A SUPERB INVESTMENT OPPORTUNITY. THIS 6 BEDROOM STUDENT HOME IS SET IN THIS CENTRAL LOCATION 10 MINUTES WALK FROM THE CITY CENTRE AND CONVENIENT FOR LOCAL UNIVERSITIES. THE PROPERTY IS LET FOR 2026/27 WITH AN INCOME OF OVER £52,866 PER ANNUM. The property comprises entrance hallway, communal living room and kitchen, 2 ground floor bedrooms, shower room and w.c., first floor with 4 further bedrooms and bathroom/w.c. Courtyard to rear.

NOTE

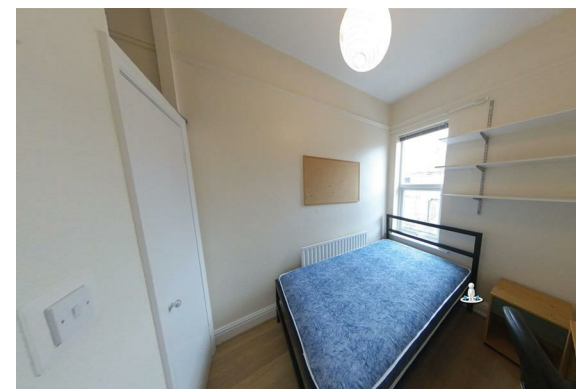
Photos for this property have been taken from the walk through video tour provided prior to current students moving in

Hallway

Entrance door, stairs to first floor.

Living room

Good sized communal sitting room with bay window to front



Bedroom 1

Window to rear

Kitchen

Fully fitted kitchen with base and wall units and built in oven and hob, window to side and door to courtyard. Door to

Rear Hall

Doors to

Bedroom 2

Skylight window

Shower Room/w.c

Walk in shower

Cloaks/w.c

Wash hand basin and w.c.

First Floor Landing

Balustrade. Doors leading to

Bedroom 3

Window to rear





Bedroom 4

Window to rear

Bedroom 5

Window to front

Bedroom 6

Window to front

Shower room

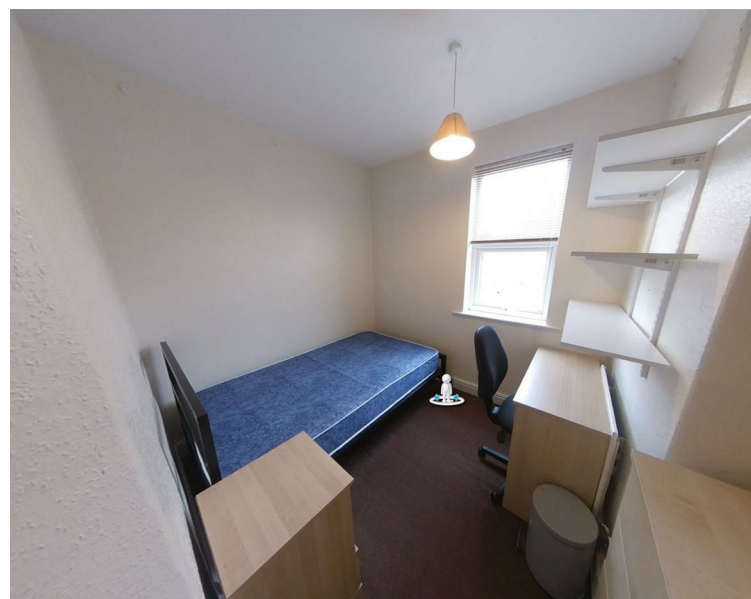
Walk in shower cubicle, wash hand basin, w.c.

Outside

Small courtyard with door to internal bike store.

Agents Notes

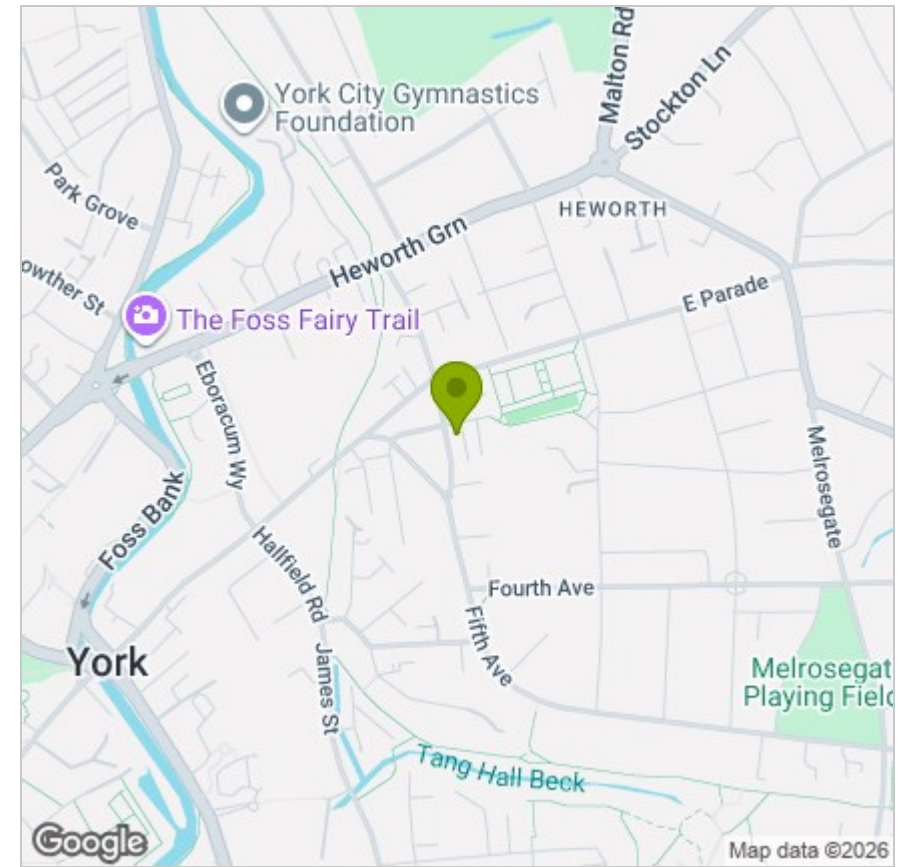
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



FLOOR PLAN



LOCATION



EPC

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.