



42 Scarcroft Road
York, YO23 1NF
£765,000

AN IMPOSING THREE STOREY PERIOD TOWN HOUSE RUN AS A LONG ESTABLISHED STUDENT LET SET WITHIN THIS SOUGHT AFTER RESIDENTIAL AREA CLOSE TO YORK CITY CENTRE. The property has 8 large letting bedrooms currently bringing in an income of £77,000 per annum (however as agents we feel this will easily go to over £80,000 per annum). The property is well maintained throughout, has the benefit of gas central heating and uPVC double glazing and comprises entrance vestibule and large hallway, all spacious letting rooms consisting 2 ground floor bedrooms, 4 first floor bedrooms and 2 second floor bedrooms along with 2 bathrooms. Rear courtyard. Sure to appeal to investors looking for strong rental yield.

Ground Floor

Hallway

Kitchen

Bathroom

Bedroom 1

16.33m²

Bedroom 2

12.6m²

First Floor Landing

Bedroom 3

9.54m²

Bedroom 4

11.11m²

Bedroom 5

10.96m²

Bedroom 6

9.50m²

Bathroom

Second floor landing





Bedroom 7

12.98m²

Bedroom 8

11.76m²

Agents Notes

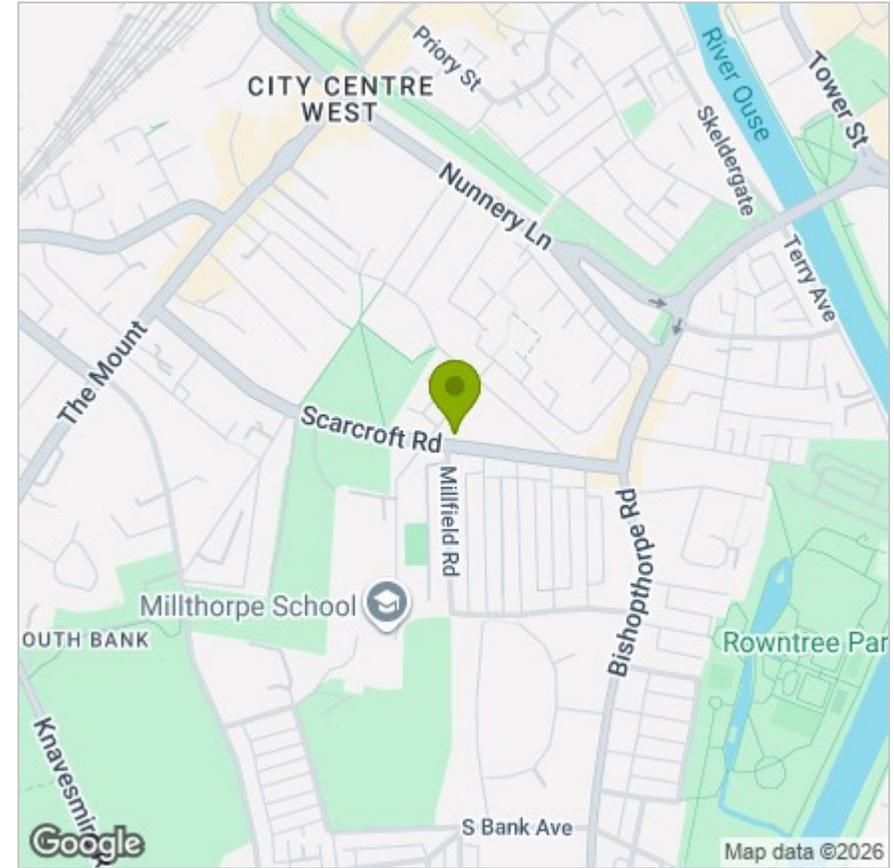
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch 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		69	83
(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	

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