



82A Cromer Street
York, YO30 6DL
£350,000

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THIS SUCCESSFUL 4 BEDROOM TERRACE HAS BEEN LET OUT FOR MANY YEARS BY THE CURRENT OWNERS AND IS A SUPERB STUDENT INVESTMENT OPPORTUNITY. THE 4 BEDROOM STUDENT HOME IS SET IN THE CENTRAL LOCATION APPROXIMATELY 20 MINUTES WALK FROM THE CITY CENTRE AND CONVENIENT FOR LOCAL UNIVERSITIES. THE PROPERTY IS CURRENTLY LET FOR 2026/2027 WITH AN INCOME OF OVER £30,000 PER ANNUM.

The property comprises; entrance hallway, communal living room, kitchen, utility room, two shower rooms and 4 bedrooms. There are two ground floor bedrooms and shower room, stairs to first floor with a further bedroom, communal lounge and kitchen, stairs to 2nd floor where there is another bedroom, utility room and further shower room.

To the rear is a fully enclosed garden.



Entrance Hallway

Bedroom 1

12'2" x 8'2" (3.71m x 2.49m)

Bedroom 2

9' x 7'11" (2.74m x 2.41m)

Shower Room

First Floor Landing

Living Room

14'10" x 11'9" (4.52m x 3.58m)

Bedroom 3

10'6" x 8'7" (3.20m x 2.62m)

Kitchen

9' x 7'11" (2.74m x 2.41m)

Second Floor Landing

Bedroom 4

14'10" x 9'10" (4.52m x 3.00m)





Utility Room
8'9" x 7'2" (2.67m x 2.18m)

Bathroom

To the outside

Agents Note:

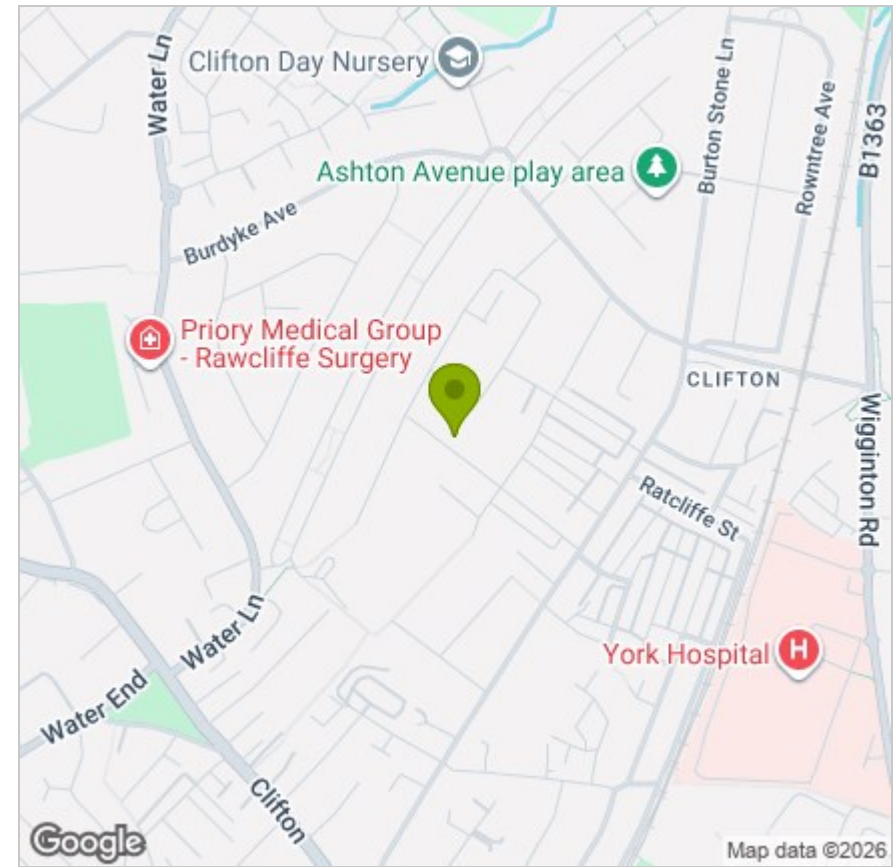
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(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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