




25A Starkey Crescent  
York, YO31 0SX  
Price Guide £335,000

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**EXCELLENT INVESTMENT OPPORTUNITY** - For sale is this four letting room end of terrace property providing approximately 7% yield and is currently contracted until July 2023. Situated in close proximity to York University the city centre as well as supermarkets and amenities. The bright and spacious living accommodation comprises: Entrance hallway, W.C/cloaks, dining kitchen, sitting room, ground floor bedroom with bay window. First floor landing, Three first floor bedrooms (one with shower en suite) and house bathroom. To the outside is front and rear gardens as well as off street parking. Viewings are strictly by appointment.

### Entrance Hallway

EPVC entrance door, double glazed window to side, stairs to first floor.

### Kitchen/Diner

9'3 x 17' (2.82m x 5.18m)

UPVC double glazed window to rear, fitted wall and base units, space for appliances, door to side, power points.

### Sitting Room

12'8 x 10'9 (3.86m x 3.28m)

UPVC double glazed French doors onto rear garden, carpeted floors, power points, radiator.

### Bedroom Four

11' x 10' (plus bay) (3.35m x 3.05m (plus bay))

UPVC bay to front, radiator, carpeted floors, power points.

### W.C/cloaks

Low level W.C, Double glazed window to side, wash hand basin.

### Utility Cupboard

For plumbing for washing machine.

### First Floor Landing

Carpeted floors, door to.





### **Bedroom One**

11'10 x 10'3 (3.61m x 3.12m)

UPVC double glazed window to front, carpeted floors, power points. radiator

### **Ensuite**

9'1 x 6' (2.77m x 1.83m)

One double glazed opaque window to front, walk-in corner shower cubicle, wash hand basin, low level W.C, storage cupboard.

### **Bedroom Two**

10'1 x 10'3 (3.07m x 3.12m)

UPVC double glazed window to rear, carpeted floors, power points. radiator

### **Bedroom Three**

9'3 x 7'2 (2.82m x 2.18m)

UPVC double glazed window to rear, carpeted floors, power points. radiator

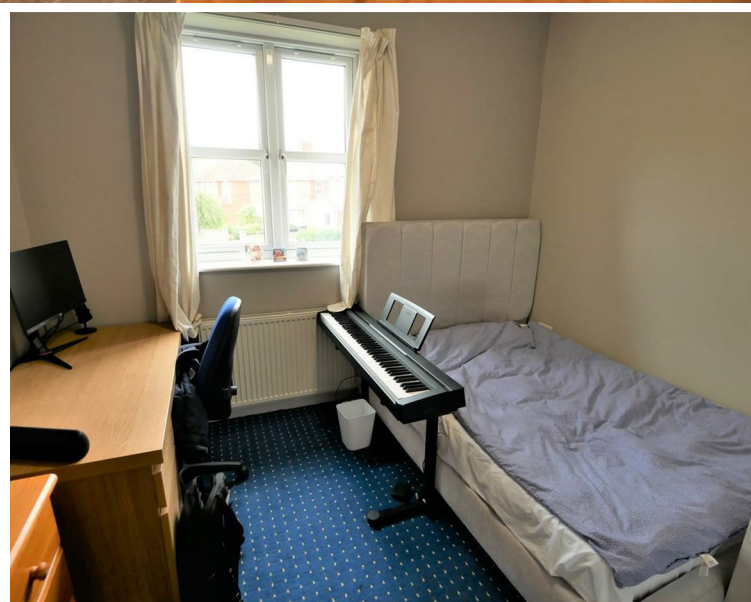
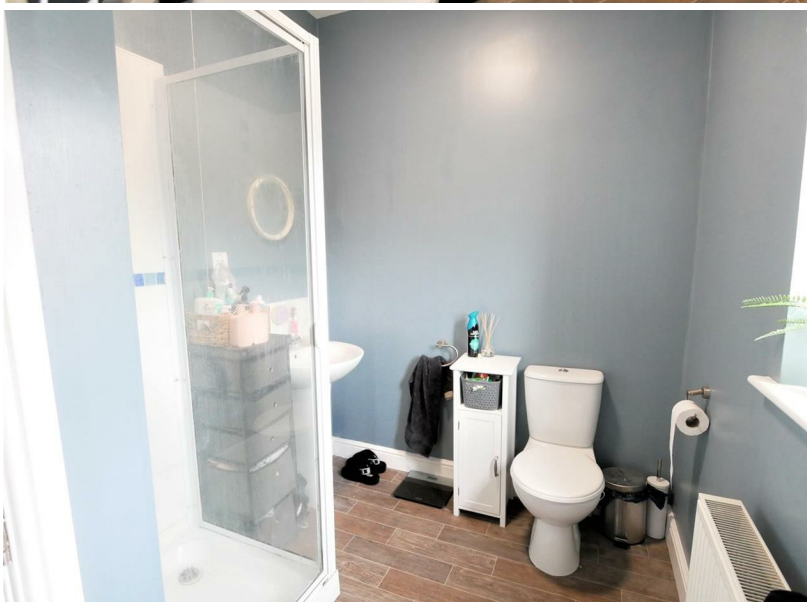
### **Outside**

Long garden, timber fence and hedge boundary wrapping round to rear garden with gate to parking area.

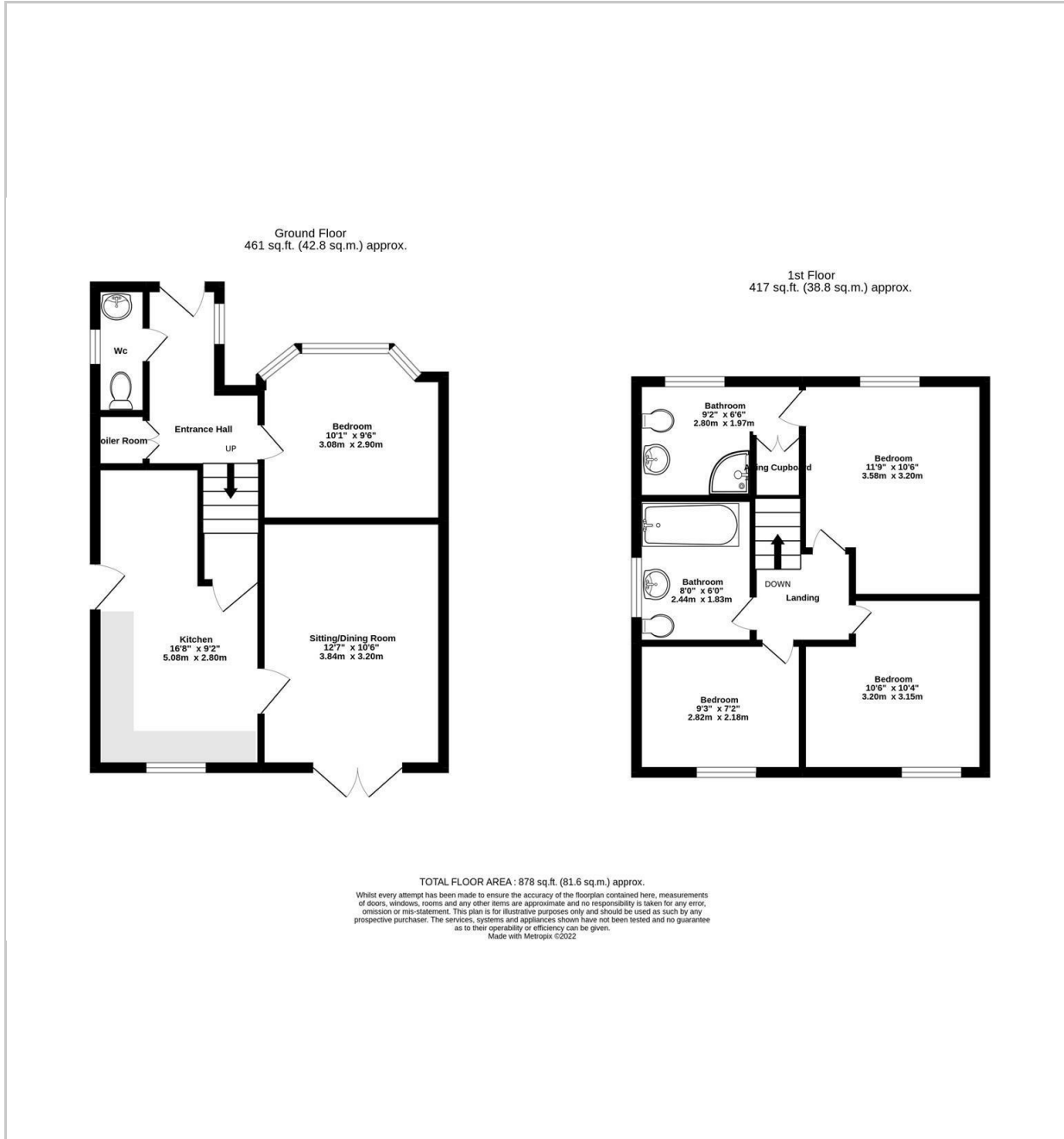
### **House Bathroom**

UPVC double glazed to side, panelled bath with shower over, wash hand basin, low level W.C, part tiled walls, laminated flooring.

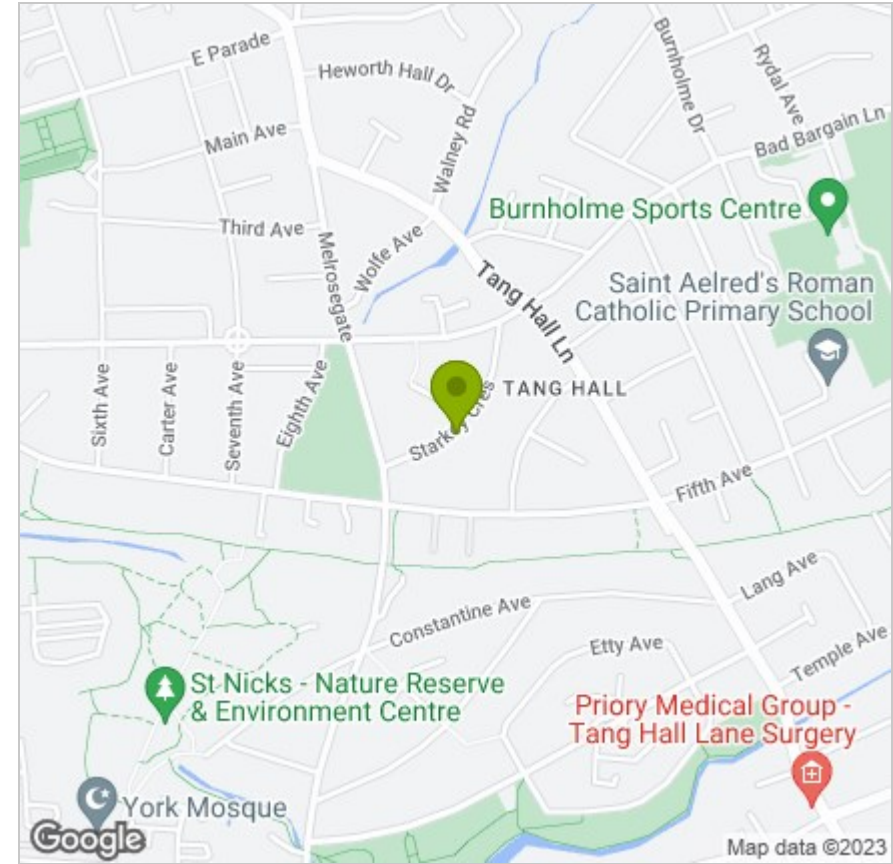
### **Front Aspect**



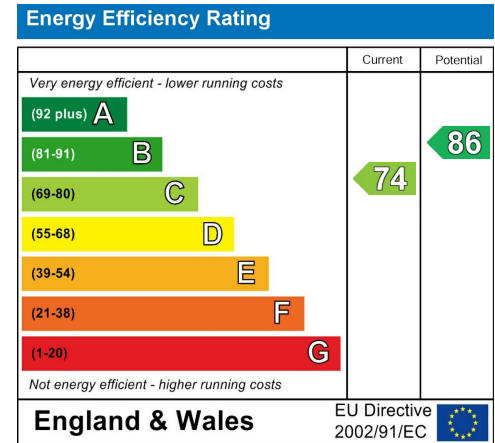
# FLOOR PLAN



# LOCATION



## EPC



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