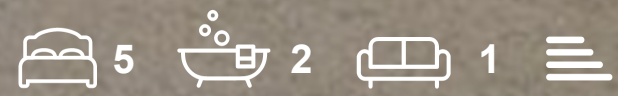




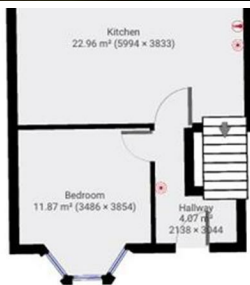
21 Abbotsford Road  
York, YO10 3EE  
**£475,000**

5 2 1



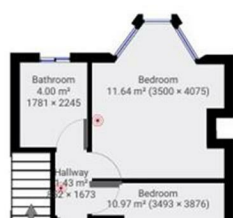
**SUPERB LOCATION WITHIN WALKING DISTANCE OF YORK UNIVERSITY AND THE CITY CENTRE FOR THIS STUDENT 5 BEDROOM INVESTMENT PROPERTY.** As a long term rental with income up to £50,000 per annum this property has a certificate of lawful use and provides spacious living accommodation with the benefit of gas central heating and upvc double glazing, fully HMO compliant and comprises entrance hall, open plan communal living kitchen, 2 ground floor bedrooms and bathroom/w.c., first floor landing, 3 good sized bedrooms and further bathroom/w.c. Driveway to a single garage and rear garden.



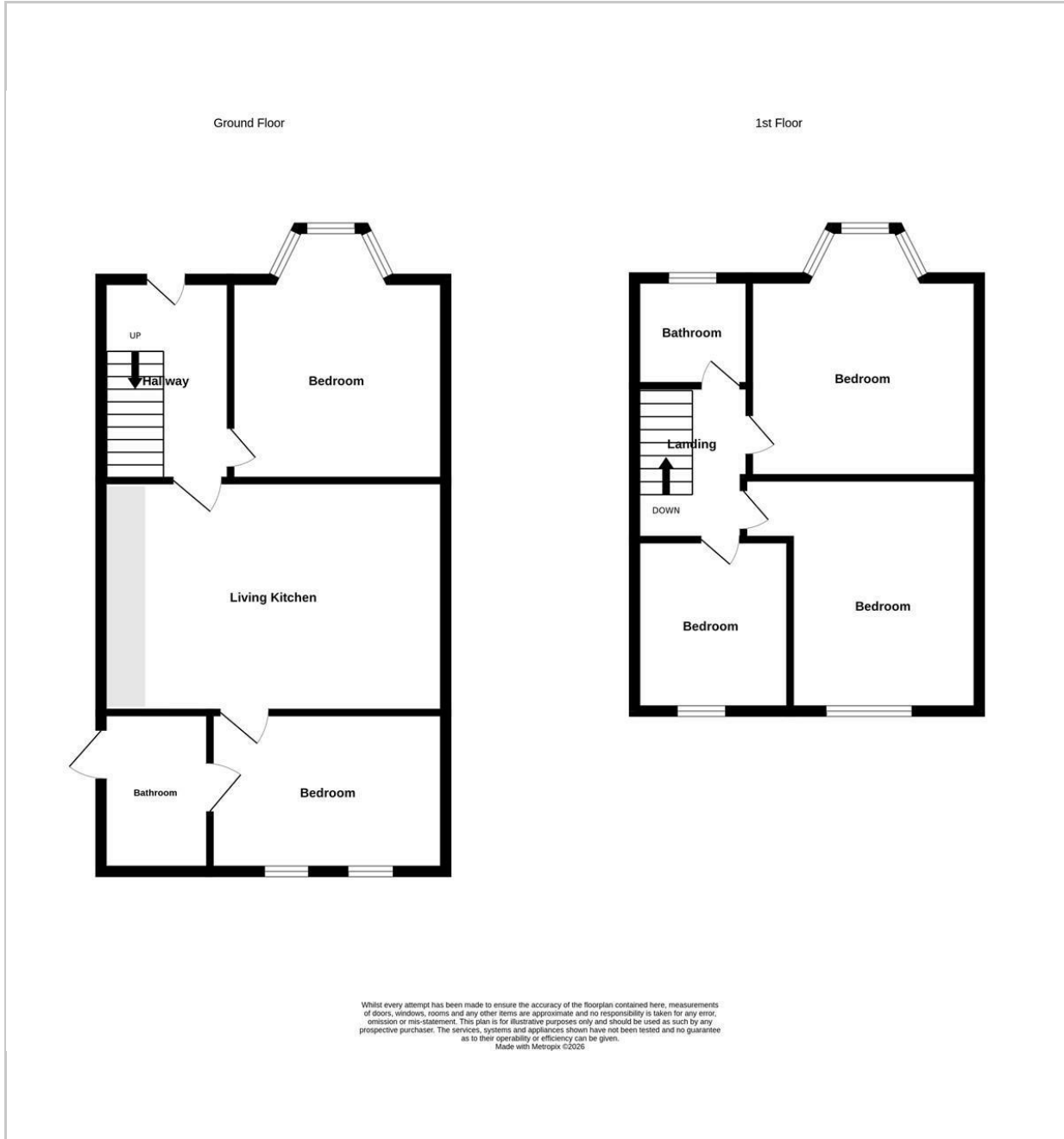


▼ 1st Floor

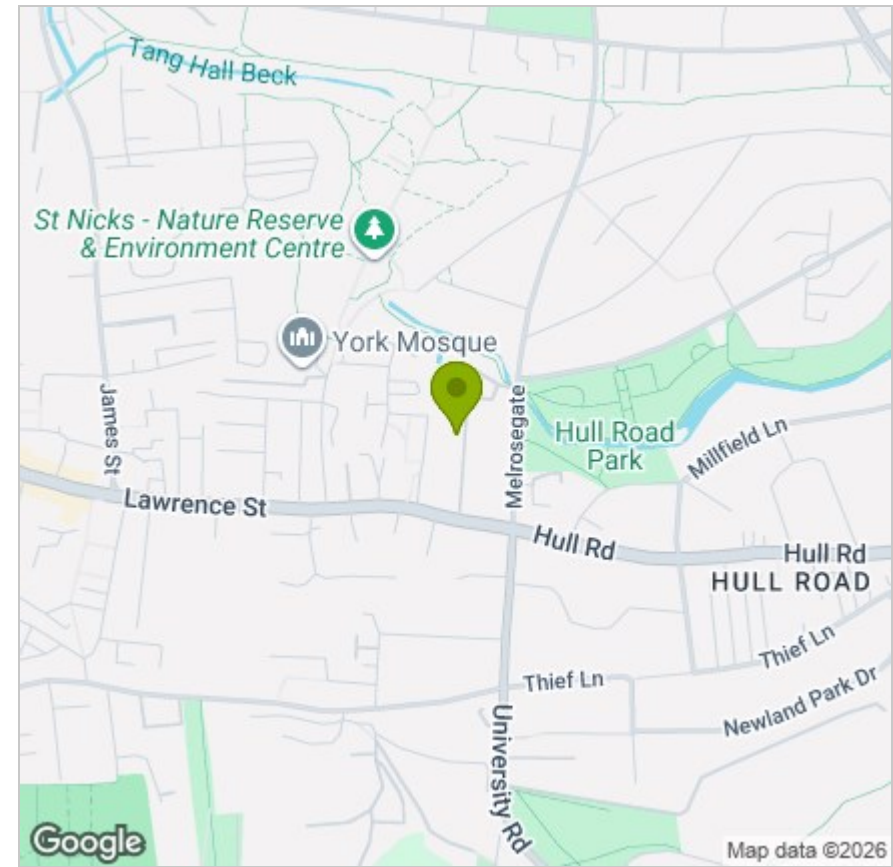
TOTAL AREA: 35.65 m<sup>2</sup> · LIVING AREA: 35.65 m<sup>2</sup> ·



# 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	

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.