



18 Gordon Street  
York, YO10 5BG  
Selling Price £550,000

**A FABULOUS INVESTMENT OPPORTUNITY.** A 6 bedroom student let set in this favoured York University location within easy walking distance of the campus and also the city centre. This large end period town house has an income of aprox £61,000 per annum and provides spacious living accommodation comprising entrance hall, communal sitting room and well fitted kitchen, 2 ground floor bedrooms (one with en suite shower room/w.c.), first floor with 3 further bedrooms and house bathroom, bedroom 6 located on the second floor. Walled rear courtyard. Sure to appeal to investors looking for strong rental yield.

## Hall

### Bedroom 1

12'0" x 11'6" (3.67 x 3.51)

### Sitting room

12'8" x 12'2" (3.88 x 3.72)

### Kitchen

14'11" x 8'2" (4.57 x 2.51)

### Bedroom 2

12'7" x 12'6" (3.85 x 3.82)

### En Suite Shower Room/w.c

### Fist Floor Landing

### Bedroom 3

10'10" x 10'4" (3.32 x 3.15)

### Bedroom 4

14'5" x 7'8" (4.41 x 2.34)

### Bedroom 5

10'1" x 10'0" (3.09 x 3.07)

### Bathroom

9'9" x 6'10" (2.98 x 2.09)

### Second Floor

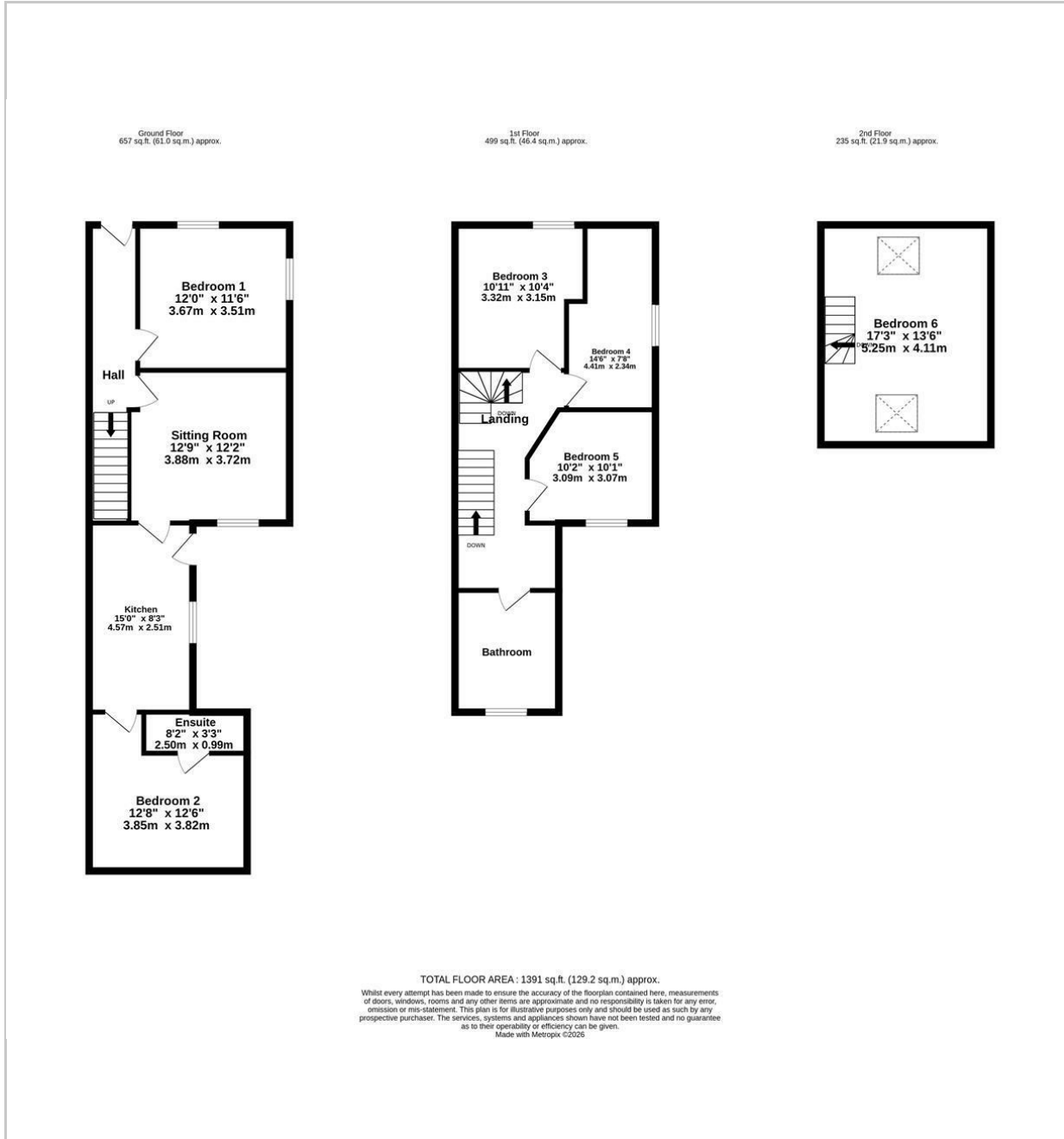
### Bedroom 6

17'2" x 13'5" (5.25 x 4.11)

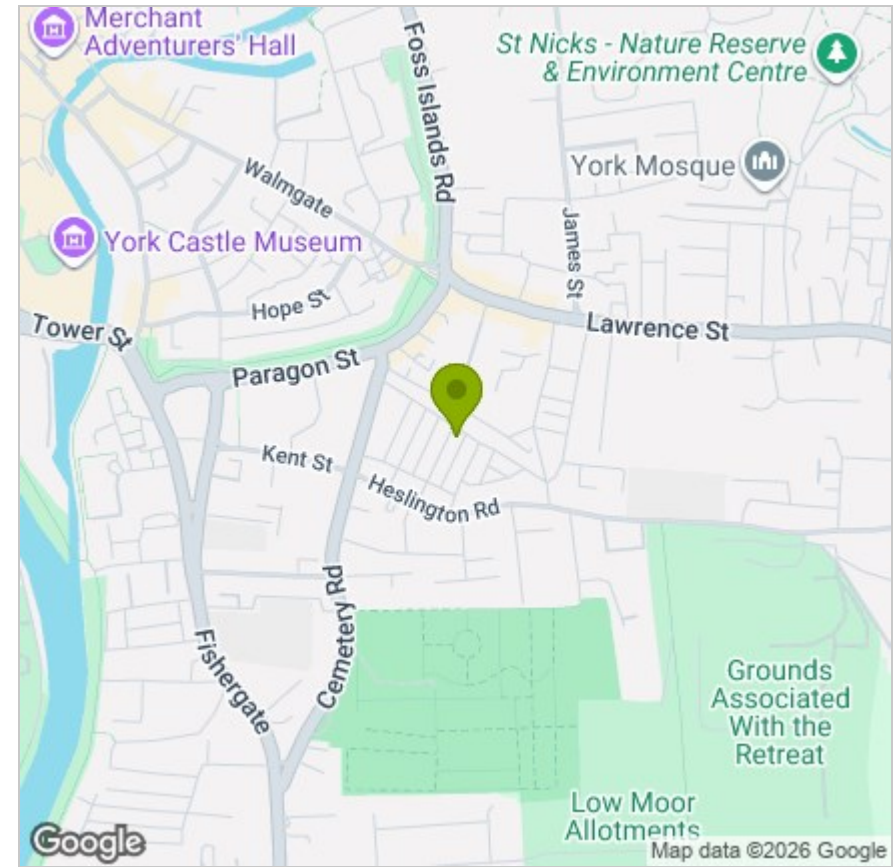




# FLOOR PLAN



# 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	

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