



**9 NEWBOROUGH STREET, YORK**  
£270,000

**Carter Jonas**



## 9 NEWBOROUGH STREET, YORK, YO30 1AT

Situated in the popular Burton Stone Lane area of York is this well maintained, fully furnished student house which is HMO licensed and within easy access for York St Johns, York hospital and the city centre. The property offers 3 double bedrooms, a spacious living room, stylish kitchen, house bathroom and rear courtyard.

The property is currently tenanted with a rent of £2200 per Calander month (£26,400 per annum)and at this rental it works out as a 8.8% gross yield.

The property is connected to a mains electricity supply, with mains water supplied by Yorkshire Water. The broadband types available in the area are standard, superfast and ultrafast. Mobile availability at the property is covered by all four major suppliers. Please either check the Ofcom website or contact the office for specific details and suppliers available, for both broadband and mobile.

**TENURE** Freehold

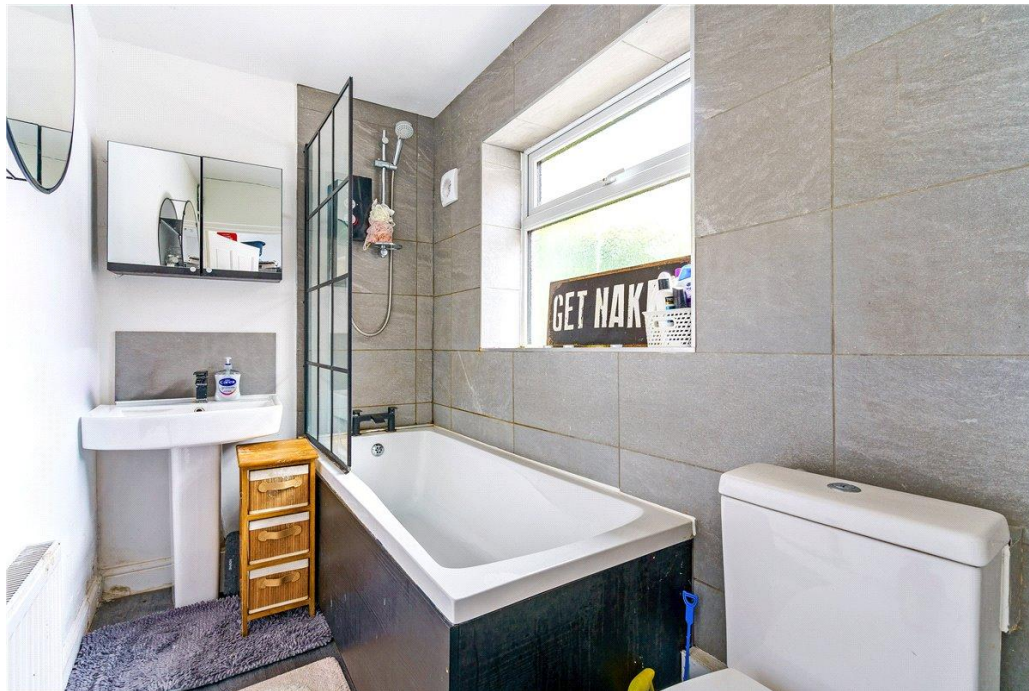
**LOCAL AUTHORITY** YCC

**EPC BAND** D

**HMO LICENSED 3 BEDROOM PROPERTY IN A POPULAR PART OF THE CITY  
MAKING THIS AN ATTRACTIVE AND RARE INVESTMENT OPPORTUNITY.**

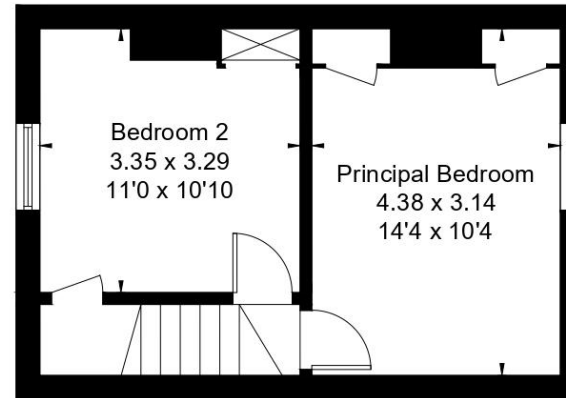




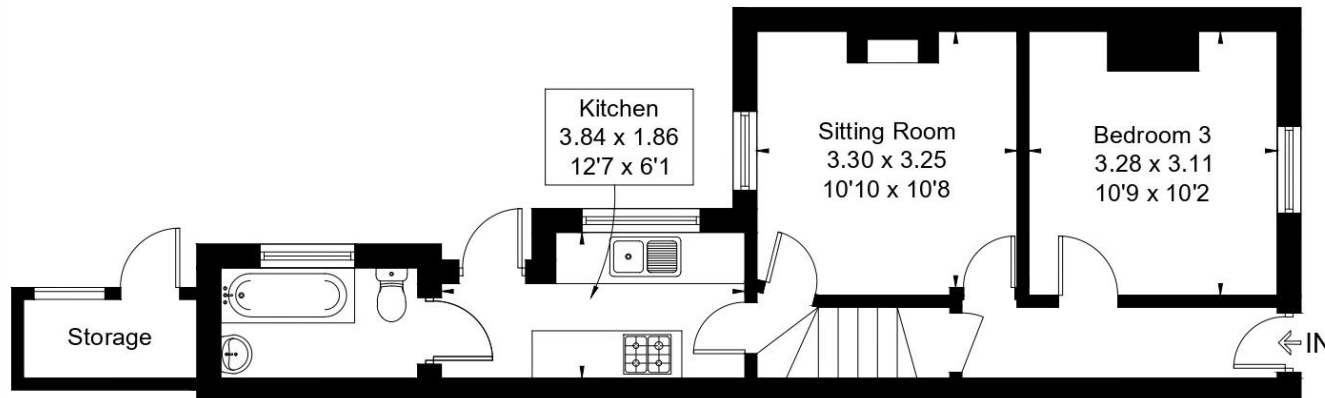




Newborough Street York, YO30  
Approximate Area = 737 sq ft / 68.5 sq m



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #97728

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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