



HUDSON
MOODY

47 Hallfield Road, York YO31 7XQ

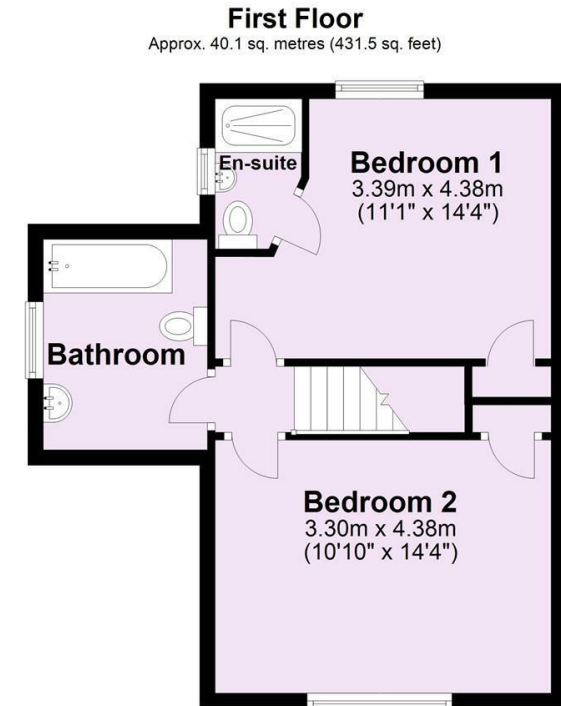
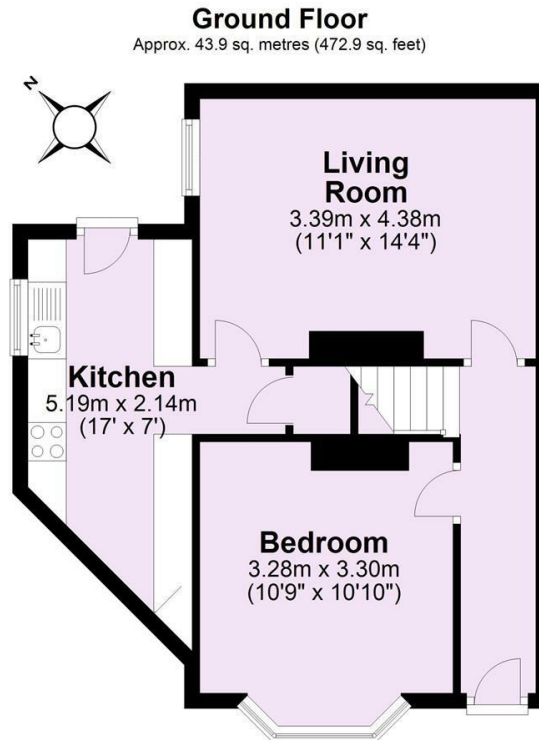
A fully compliant, THREE BEDROOM C4 HMO located in Layerthorpe, less than 500 meters from the city walls, being offered with tenants in situ until Summer 2025. The rental income from June 2024 onwards is £24,903 over the year making it an exceptional investment opportunity.

- Three Bedroom C4 HMO
- Offered With Tenants In Situ, Rent From June 2024 is £24,903 Over The Year
- Well Presented
- C4 Planning Permission In Place
- Modern Kitchen
- En-Suite Shower Room and Shared Bathroom
- Outside Yard Space
- Conveniently Located Close To York City Centre, Less Than 500 Meters
- Viewings Recommended

Guide Price £324,000

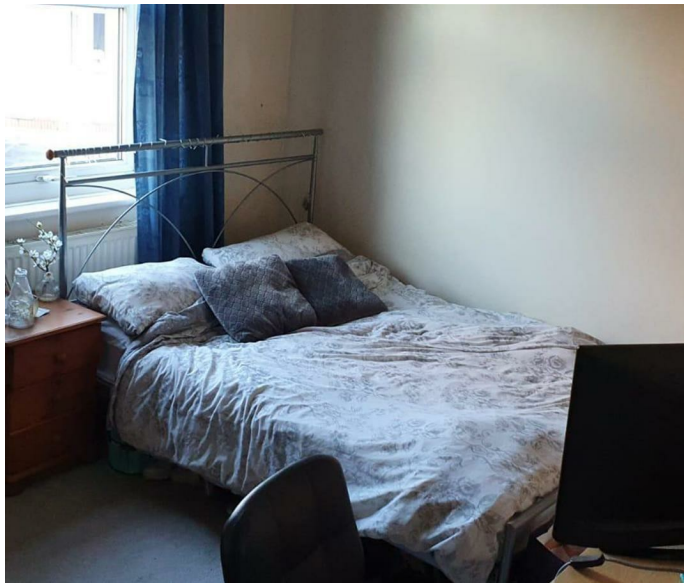
Tenure: Freehold

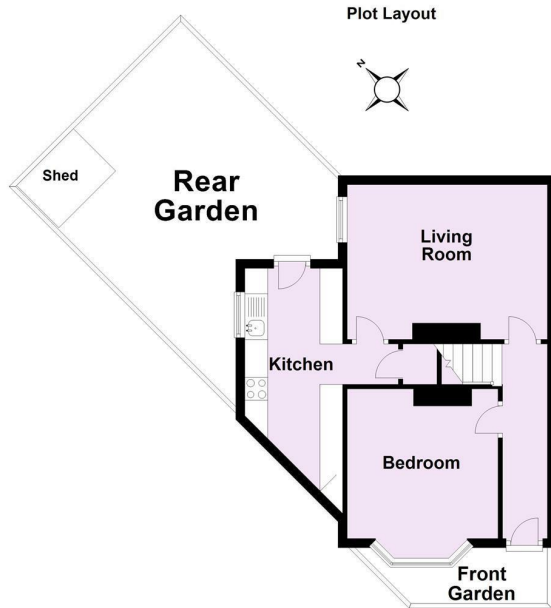
Council Tax Band: Exempt



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

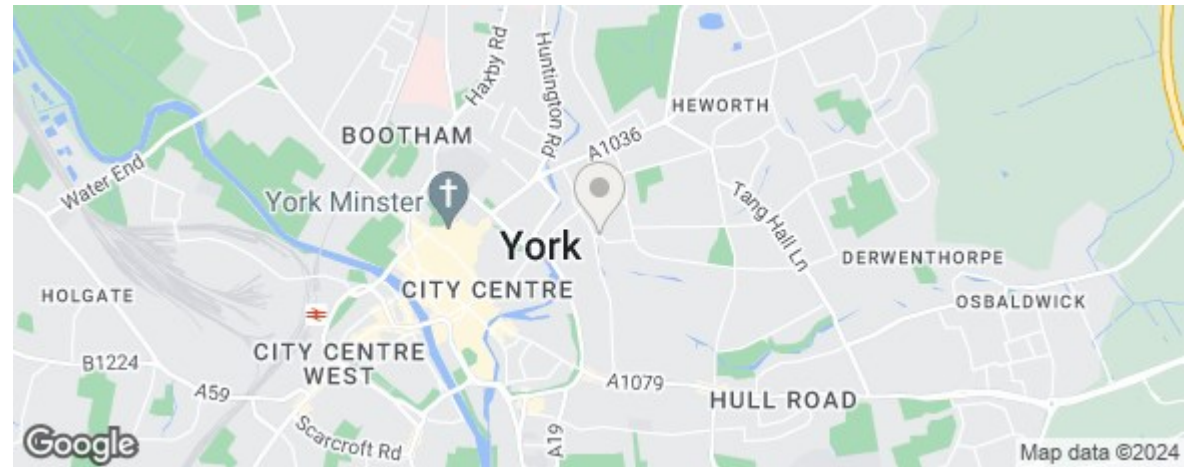






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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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IMPORTANT NOTICE

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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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