



HUDSON  
MOODY

47 Hallfield Road, York YO31 7XQ



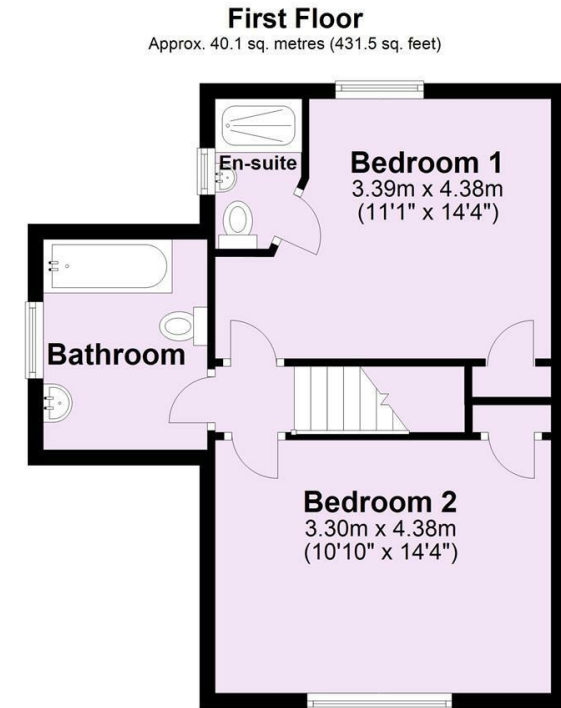
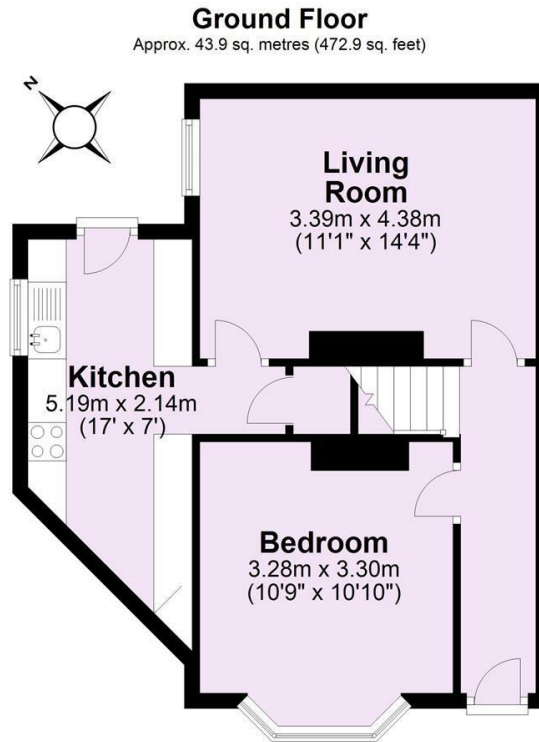
A fully compliant, THREE BEDROOM C4 HMO located in Layerthorpe, less than 500 meters from the city walls, being offered with tenants in situ until Summer 2025. The rental income from June 2024 onwards is £24,903 over the year making it an exceptional investment opportunity.

- 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

**Offers Over £300,000**

**Tenure: Freehold**

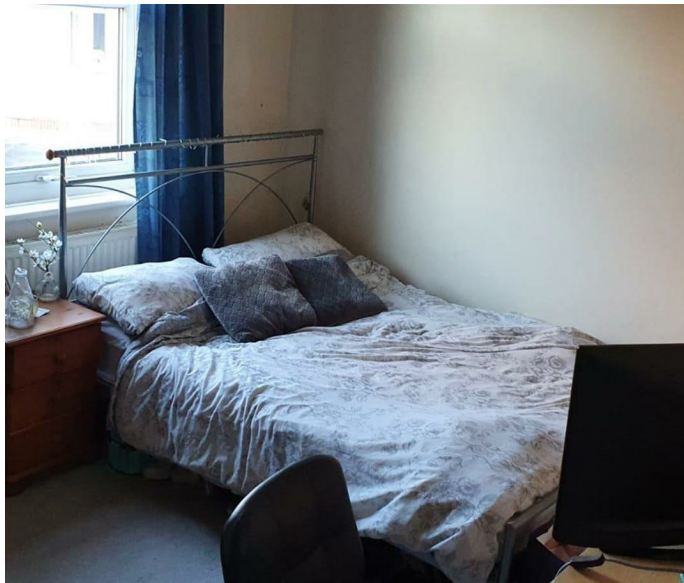
**Council Tax Band: Exempt**



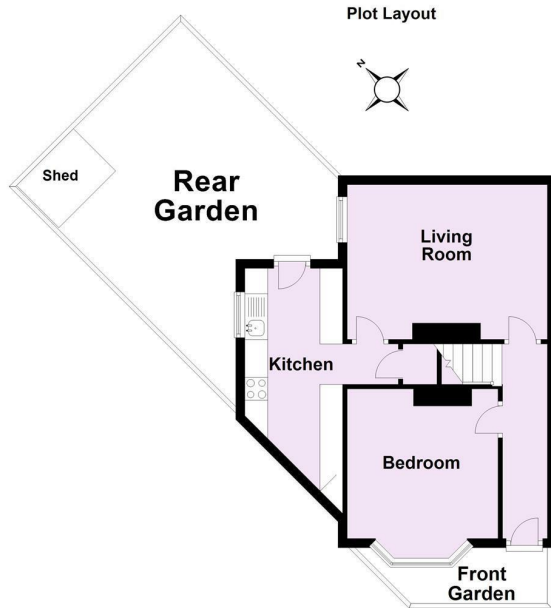
For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.











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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**

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
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.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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