



HUDSON
MOODY

18 Wensleydale Drive, Osbaldwick, York YO10 3PH

*****HMO*****

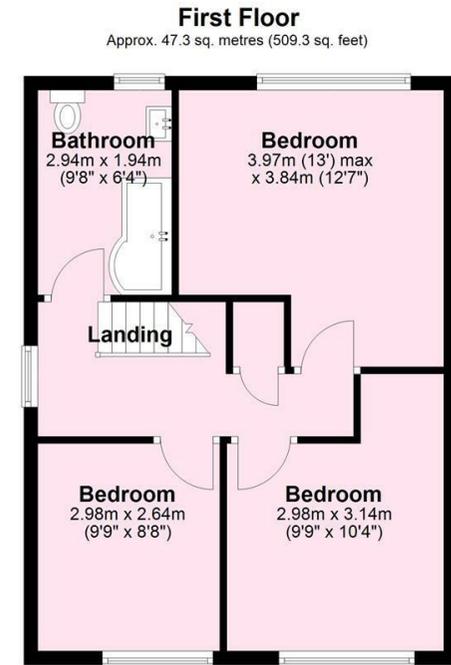
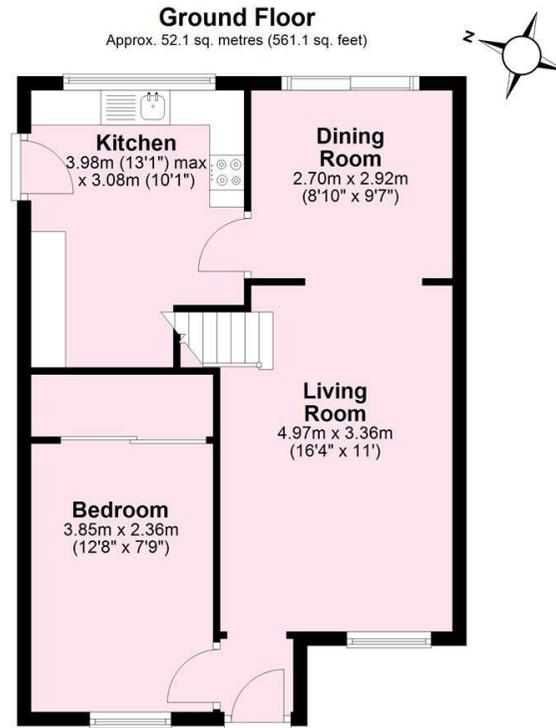
A detached, FOUR BEDROOM HMO located in Osbaldwick. The house is fully licensed and is being sold with tenants in situ as an ongoing investment. The property is located very close to the University of York and within easy reach of York city centre.

- Four Bedroom HMO Located In Osbaldwick
- Close To The University Of York
- HMO License In Place, Continuously Let Since 2010
- Currently Let To Professionals
- Detached House With Driveway
- Two Reception Rooms
- Modern Bathroom
- Well Fitted Kitchen
- Large Rear Garden
- Local Shops and Amenities Available on Tang Hall Lane or Hull Road

Guide Price £400,000

Tenure: Freehold

Council Tax Band: C



Total area: approx. 99.4 sq. metres (1070.4 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

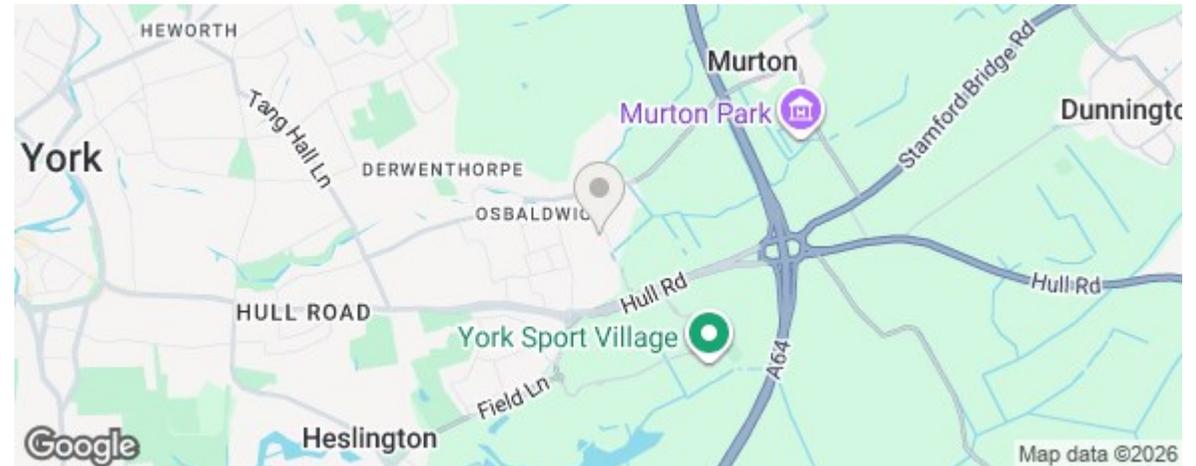
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	78
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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