

HUDSON
MOODY

13 Queen Street, York YO24 1AD

****HOLIDAY LETS PERMITTED****

Situated in a highly desirable location on Queen Street, just moments from York Train Station and the historic city walls, this beautifully converted townhouse offers a rare and exciting investment opportunity. Immaculately presented throughout, the property comprises three self-contained apartments, each finished to a high standard with PLANNING PERMISSION to be used as a HOLIDAY LET.

- Freehold Townhouse Split in to Three Apartments
- Planning Permission Granted for the Use As Holiday Lets
- Immaculate Finish Throughout
- 2 Units Currently Let on AST's
- A Moments Walk From The Train Station and City Centre
- Two 1 Bedroom Units and One 2 Bedroom Duplex
- Viewings Recommended

Offers Over £600,000

Tenure: Freehold

Council Tax Band: A

13 Queen Street
Approximate Gross Internal Area = 128.4 sq m / 1382 sq ft

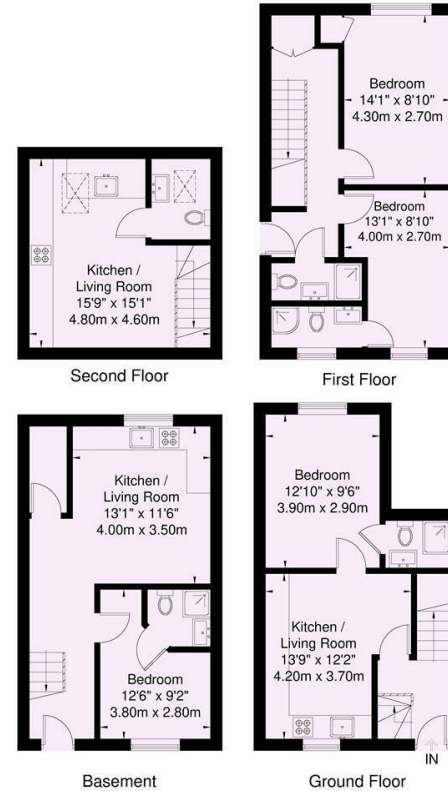
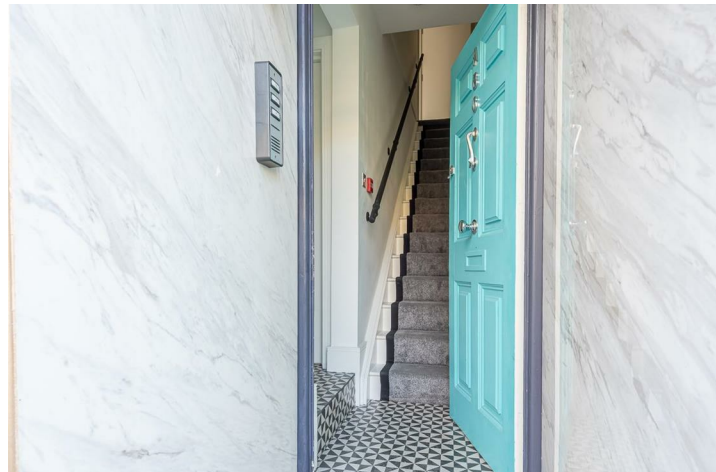


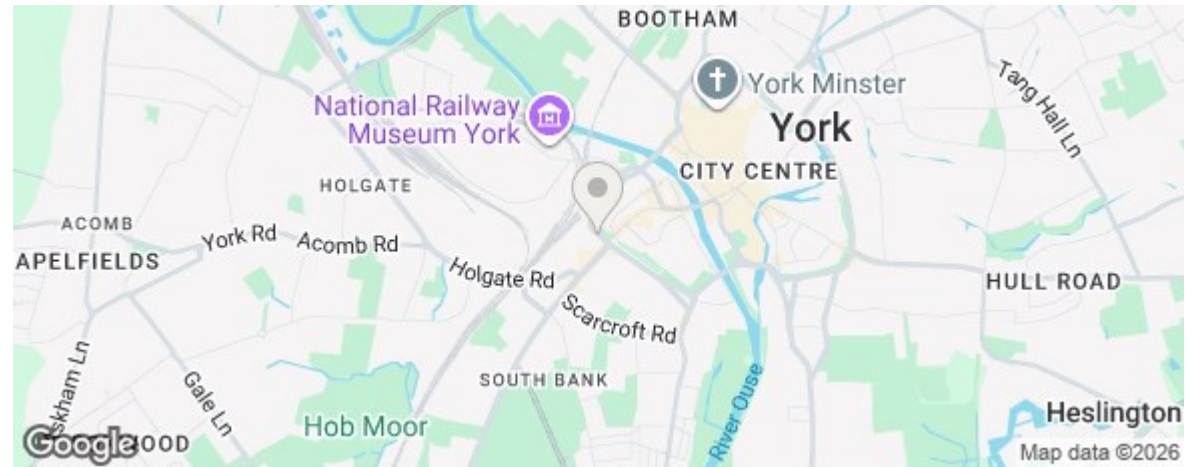
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	69
(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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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