



HUDSON  
MOODY

13 St Hildas Mews, York YO10 3SF



A 6 Bedroom fully compliant HMO, let until August 2026. The house is in great order poses a fantastic investment opportunity. The house is arranged over three floors with two shower rooms, rear garden and driveway for parking.

- 6 Bed HMO
- Currently Let and Also Let For The 2026-2027 Academic Year At £4,500 Per Month
- Two Shower Rooms
- Great Location Close To The University
- Valid HMO License
- Certificate Of Lawful Existing Use And Development In Place
- Great Condition

**Offers Over £530,000**

**Tenure: Freehold**

**Council Tax Band: C**

13 St Hilda's Mew  
Approximate Gross Internal Area = 110 sq m / 1184 sq ft

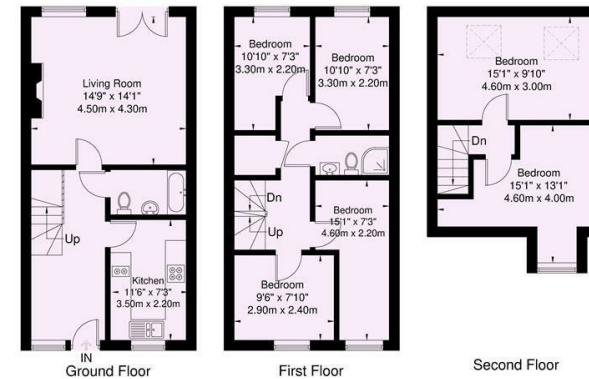
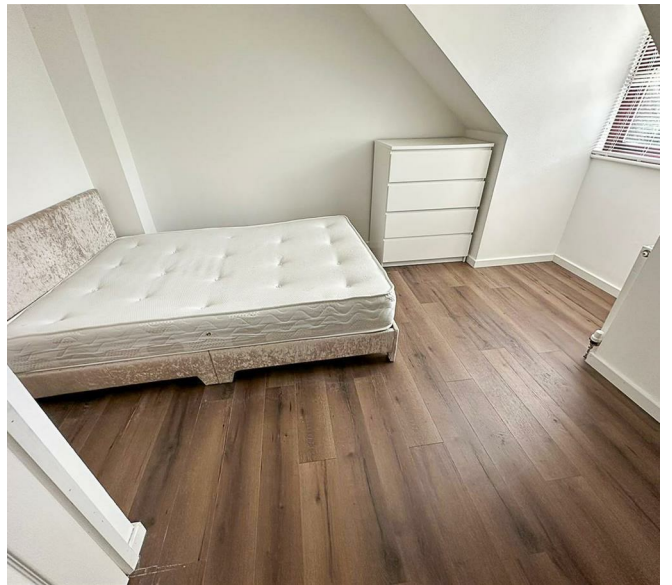
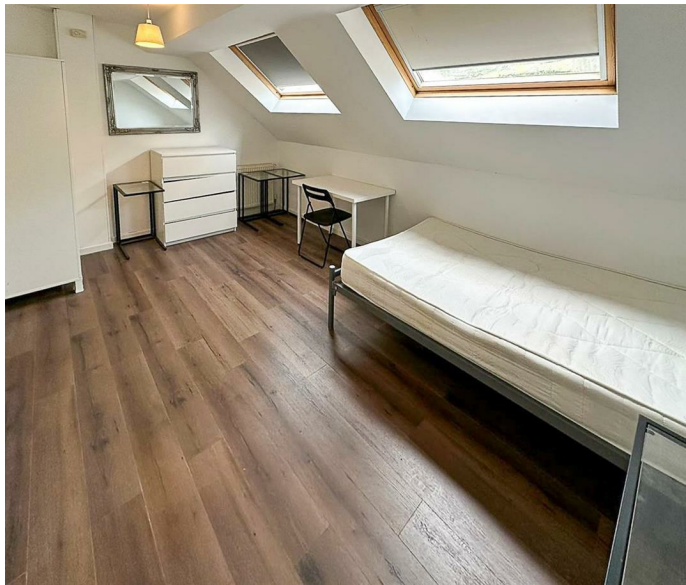


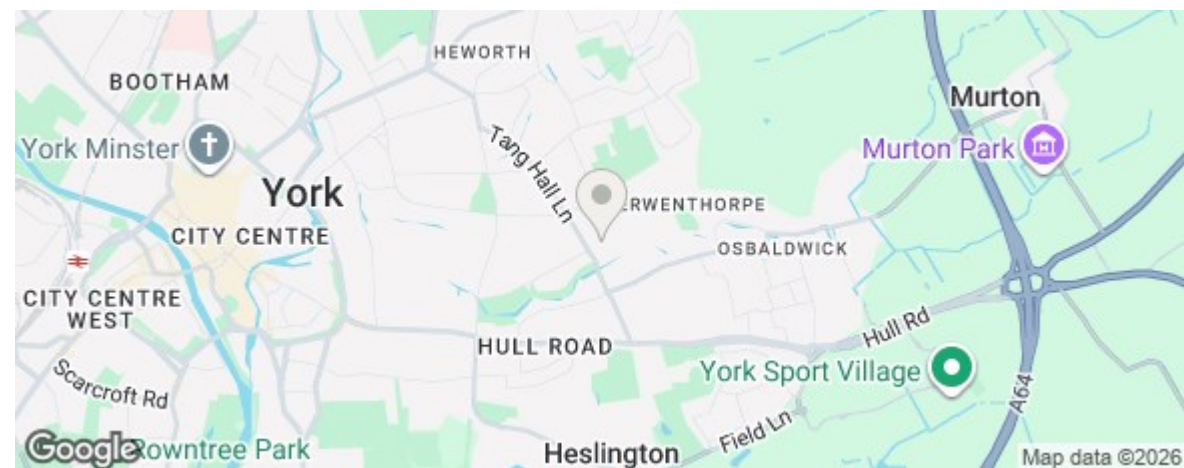
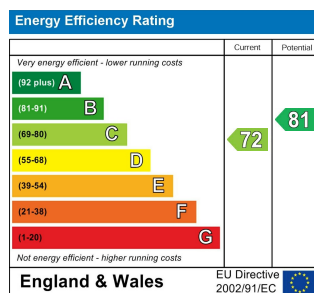
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION











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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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