



HUDSON
MOODY

45 Micklegate, York YO1 6LJ

A Fully compliant, Sui Generis HMO offering EIGHT BEDROOMS with tenants in situ. The current annual income is £75,932.16 giving it an 10.85% yield at the current asking price.

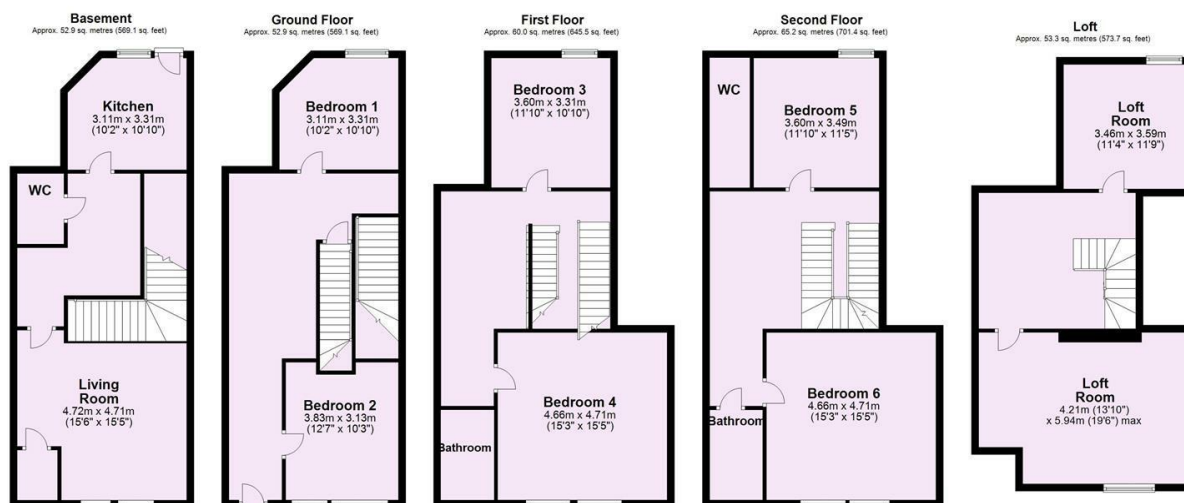
The property is situated towards the city end of MICKLEGATE on the corner of St Martin's Lane. Micklegate is a cobbled and vibrant street of period properties, offering shops, public houses and restaurants and is just a short walk away from the city centre and railway station.

- Sui Generis HMO With 8 Bedrooms
- 10.85% Yield
- Two Ground Floor Bedrooms
- Two First Floor Bedroom and Bathroom
- Two Second Floor Bedrooms and Bathroom
- Two Large Attic/Loft Rooms
- Communal Basement Area with Kitchen, Cloakroom and Living Room
- Excellent Potential
- Impressive City Centre Period House

Guide Price £700,000

Tenure: Freehold

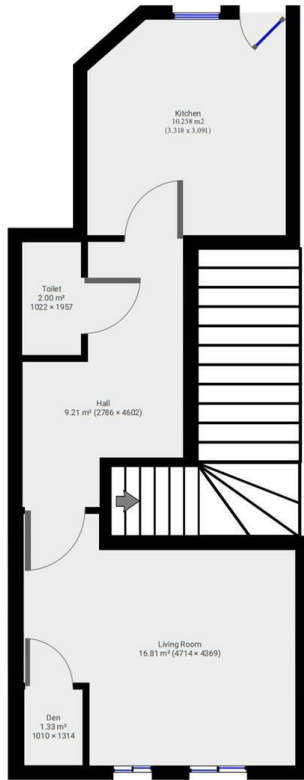
Council Tax Band: F



For illustrative Purposes Only - not to scale
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		
England & Wales	EU Directive 2002/91/EC	



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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**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com