



HUDSON
MOODY

16 Belle Vue Street, York YO10 5AY

A fully compliant, FOUR BEDROOM C4 HMO located on Belle Vue Street, in easy reach of both the city centre and York University Campus. The property is being sold with tenants in situ paying £145 per person per week excluding bills.

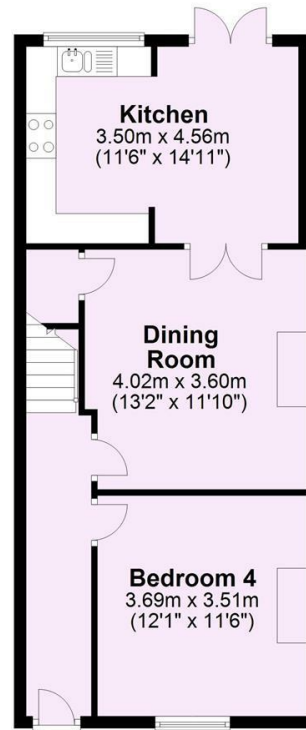
- C4 HMO With CLEUD Certificate
- Fantastic Location Just Off Heslington Road
- Let for £145 per person per week excluding bills
- Great Internal Condition
- Arranged Over Three Floors
- Low Maintenance Rear Garden
- Large Rear Brick Shed
- Downstairs W/C
- First Floor Large Shower Room
- Original Feature Range and Fire Places

Guide Price £500,000

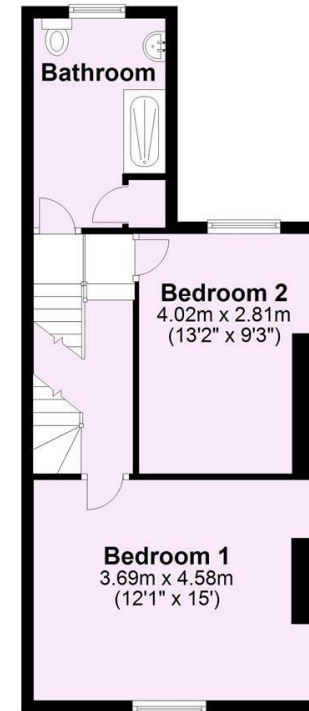
Tenure: Freehold

Council Tax Band: D

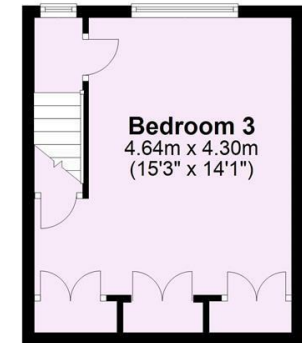
Ground Floor
Approx. 52.7 sq. metres (567.3 sq. feet)



First Floor
Approx. 43.7 sq. metres (470.4 sq. feet)



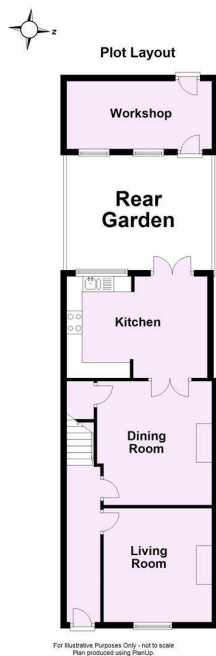
Second Floor
Approx. 22.7 sq. metres (244.1 sq. feet)



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		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com