HUDSON MOODY

Choose the right estate agent to sell your home



We deliver more

A selection of properties marketed by our three local offices:

York 01904 650650



Teck Street, York
Chain Free £250,000



The Horseshoe, Dringhouses, York
Guide Price £825,000



Clifton Green, York
Guide Price £1,100,000

Poppleton 01904 789999



Linton Road, Nether Poppleton
Guide Price £550,000



Black Dike Lane, Upper Poppleton
Guide Price £885,000



Church Lane, Nether Poppleton
Guide Price £1,350,000

Dunnington 01904 489906



Orchard Cottages, Dunnington
Guide Price £287,500



Hunters Close, Dunnington
Guide Price £395,000



Murton, York
Guide Price £450,000


Ben and Tarnia Hudson

Our promise to you

We guarantee a truly personal, professional, honest and dedicated home sale service,tailored to your exact requirements.

We promise:

Rapid Response
We will ensure a rapid response on all viewing appointments with honest, valuable feedback and that all out of hours enquiries and requests are responded to swiftly.

Regular Updates
We will regularly update you with our progress and agree a plan to ensure a successful sale.

Property Portals
Your property will be marketed on all relevant property portals including Righmove, Zoopla and OnTheMarket in addition to our own website.

rightmove ZOOPLA OnTheMarket

Marketing
We will regularly review the marketing of your property and tailor it to suit you, your property and changing market conditions.

Access to a personal property portal
You will have access to a portal showing stats including the number of times the property listing has been viewed on portals such as Rightmove, how many viewings are scheduled and details of offers received.

Your Buyer
We will ensure we have checked your buyers eligibility to purchase before placing your property under offer and withdrawing it from the market.

Sales Progression
Once your property is under offer we will continue to work with you, your buyers and your legal team to progress the sale and ensure the process is as smooth as possible.

Your Purchase
If you are buying a property then we can help to negotiate and advise you on your on-going purchase.

EPC
Sellers must provide an Energy Performance Certificate (EPC) for the property they are selling, which must be available within seven days of the property first being put on the market. We can recommend an accredited assessor to produce the certificate for you.

Solicitor
We would recommend having already engaged a solicitor prior to formally accepting an offer on your property. We work closely with a small number of legal firms and would be happy to make an introduction.

Finance
We work with a small number of trusted finance professionals. If you require assistance we would be happy to put you in touch.

City Centre
T: 01904 650650

Dunnington
T: 01904 489906

Poppleton
T: 01904 789999

North of York
T: 01904 600000

www.hudson-moody.com

We work alongside RICS the mark of property professionalism worldwide · The Property Ombudsman · arla | propertymark PROTECTED · naea | propertymark PROTECTED · MAYFAIR International Realty

Why choose Hudson Moody to sell your home?

We are an independent, family owned estate agency with over 25 years' experience of the property market in York and the surrounding villages.



Valuing your home

We promise to provide you with an honest, no obligation valuation.

It can be tempting to place your property on the market at an inflated price, and many agents are willing to provide inflated valuations. However, an inflated price can attract the wrong buyers to your property, and the right buyers may never see it, resulting in the property going stale on the market. This often leads to the property falling below its true market value.

As an independent estate agent, we are only recompensed when a property has completed so it's in our interest to provide an honest valuation that will lead to the sale of your property, rather than overvaluing just to win the instruction.

Don't take our word for it - scan here for our latest reviews



HUDSON MOODY



Director, **Ben Hudson**, has over 40 years' experience in estate agency and is a member of The Royal Institution of Chartered Surveyors, Fellow of the National Association of Estate Agents and Member of the Association of Residential Lettings Agents. He is also a Past President of the York and District Estate Agents and Valuers Association.

The first step

Preparing your finances and legal documents

The first step to selling your home is being financially prepared. At Hudson Moody we offer a legally prepared service to help ensure you are in a proceedable position as soon as an offer is accepted. Not only will this give you a fast start to the legal process, it can also help to attract serious buyers and demonstrate your commitment to a sale.

Unsure which documents to have on hand?

Download our checklist

A donation will be made to local youth homelessness charity SASH for every property we sell as part of their 'Home for Good' campaign.

Please donate to SASH to help keep young homeless people safe.
www.sash-uk.org.uk

SASH Preventing Youth Homelessness Together

Marketing Your Home



With a wealth of expertise and experience in marketing properties, you can rest assured that your property will be marketed to the highest standard.

We will ensure that your property makes a positive first impression when it comes to market.

Our service includes:

- High quality photographs, floor plans and site plan.
- Your property will feature on all major property portals **FREE** of charge.
- High profile local and national advertising. Unique exposure to 'out of town' buyers through Mayfair Office membership and across all our active social media platforms to maximise exposure to all audiences.
- A regular review of marketing by our trained sales team, tailored to suit you and your property.

"Hudson Moody market across all of the property portals, our own website and have a strong presence on all social media platforms. We are also in very good position to be proactive and we endeavour to generate our own viewings from the healthy applicant database of potential buyers that we have."

Tom Eyre, Senior Sales Executive and Valuer

Selling Your Home



Once your property has been placed on the market, our dedicated team will guide you through the sales process from start to finish and provide you with regular updates.

Our service includes:

- A dedicated sales negotiator who has visited your property and is therefore in a better position to negotiate on your behalf.
- An accompanied viewing service, seven days a week.
- Diligent sales progression from our sales progression team who will support you through to completion.
- Regular communication and updates to ensure you are always informed of our progress.
- Our in house chartered surveyor will be on hand to advise on any matters relating to property survey.
- Any out of hours enquiries or messages will be swiftly dealt with by one of our team.

"Once your property is placed on the market your point of contact at the estate agency will be a dedicated sales negotiator who will provide consistent, clear and streamlined communications throughout the sales process. Having one point of contact also allows a relationship to build between agent and client, increasing the likelihood of a succesful and smooth property sale. Overall this results in a more cohesive, personalised and efficient experience for clients."

Molly Germaine, Sales Negotiator

HUDSON MOODY

Preparing your home for sale



With over 25 years' experience of selling houses, we know that a few small things can make a big difference when it comes to selling your property and achieving the best possible price

There are hundreds of ways you can increase the overall value of your property before placing it on the market. We can provide details of trusted tradespeople to fix any snags or carry out more extensive works if required.

Read our article 'Improving your home for sale' on our website, a room-by-room look with lots of advice on how to maximise your return and ensure that buyers see the full potential of your property.

Find the article on our website by scanning the QR code

"The first question most people will have is "What exactly will add the most value to my property?" In general loft conversions and kitchen or bathroom renovations will increase the value of a property the most but there are other ways too which involve less cost and effort. A couple of days work by a gardener can make a big difference and is relatively inexpensive, whilst freshly painted walls and decluttered rooms add to that important first impression "

Ben Hudson, Director

Preparing for viewings



A little preparation goes a long way to showing your property in it's best light. Here are the key points to remember ahead of viewing appointments.

- Ensure your agent has access to the property at all reasonable times.
- It is essential to keep all pets and children, however sweet they may be, well out of the way during viewings.
- Never allow a buyer to return to the property without your agent's knowledge. Many a sale has been unwittingly lost by a vendor who simply does not have the training to negotiate the best terms.
- Placing fresh flowers in as many rooms as possible will create a welcoming vibe and add a nice natural smell to your home.

"Taking the time to prepare your property for viewings is essential for making a great first impression! Ensure your home is clean, tidy, and clutter-free and remove any personal items or photos you don't want on display. Staging the property can add a warm, homely feel, and don't forget to tidy up the garden, especially in summer, as this can be as important as the house. Our professional photographer and negotiators will meet with you prior to marketing to highlight key features and gather important details, ensuring we showcase your property in the best light to prospective purchasers at every viewing."

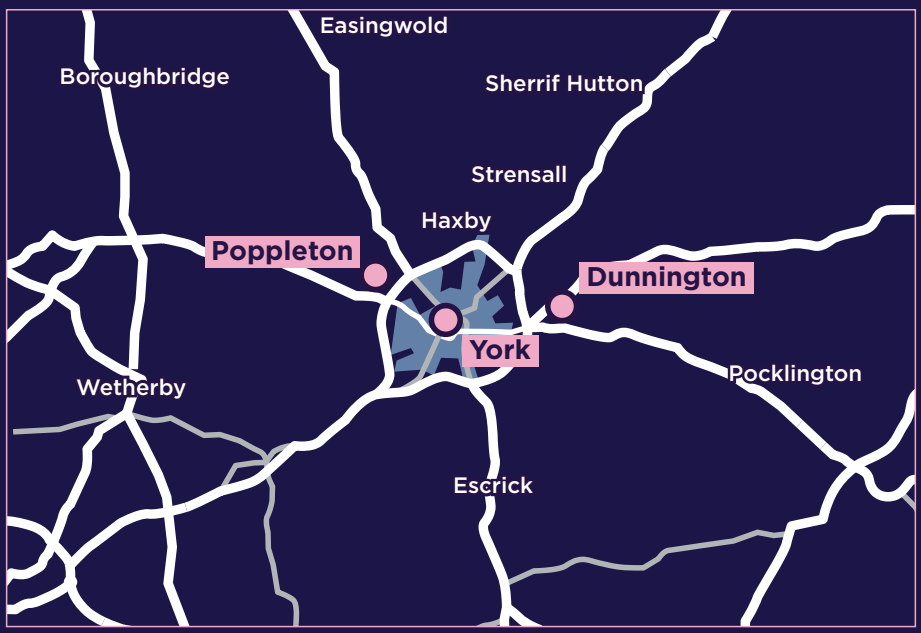
Jo Clayton, Senior Sales Negotiator

Our standards

We choose to be answerable to the leading professional bodies. We like to maintain the highest professional standards by conforming to the guidelines of the industry's leading organisations. It's a clear sign that you are dealing with a thoroughly reputable and respected agent.

Find us

We have an office in the centre of York which is open 7 days a week as well as an office in Poppleton and a personal agent based in Dunnington.



City Centre:
T: 01904 650650

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