

HMnews

HUDSON
MOODY

Welcome to our June news letter

Market Brief



The market within York and the surrounding villages remains buoyant at present primarily due to a lack of supply of properties coming onto the market despite strong demand. The uncertainty caused by a possible Brexit is lingering in the back ground for many potential buyers and sellers alike and it is our view that once this uncertainty is lifted on 23rd June, we will have a little more clarity of which way things are moving.

Recent house prices indexes have shown that property prices continue to grow in value by between 7% and 8% per annum and whilst we are not building enough new homes, this is likely to persist.

York continues to be mentioned in many of the surveys of best places to live and is within the top two or three destinations. This once again creates demand.

By Ben Hudson

To read Ben's blog or keep up to date with the latest news and articles follow us on:



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Properties of the Month



ROUNDHILL LINK, CLIFTON MOOR, YORK YO3D 4UN

A beautifully presented, detached four bedroom house situated in the popular Clifton Moor area of York. The property also boasts an open plan kitchen/breakfast room, living room, dining room and sun room, downstairs WC, house bathroom and en-suite shower room.

*** VIEWING ADVISED ***

For further details call our City Centre Office
01904 650650



FOX & HOUNDS COTTAGE, TOCKWITH ROAD, YO26 7PQ

A delightful, modernised and well presented village cottage situated in the popular village of Long Marston lying conveniently for York and Wetherby with easy access to the A1 and motorway network.

An early viewing is recommended

Details available from our Poppleton Office
01904 789999



HIGHFIELD HOUSE, SANDY LANE, MURTON YO19 5XE

A substantial extended period farmhouse with indoor pool, stables and several large barns, in approximate 2.2 acres. A further 10.5 acres available by separate negotiation. A highly versatile property ideal for buyers with equestrian interest or planning to run a business from home. Please contact our Personal Agent: **Alex McClean**

01904 489906

FULL DETAILS OF ALL OUR PROPERTIES CAN BE FOUND AT:

www.hudson-moody.com

Meet Mike



As part of our on going commitment to providing the best customer service, we are delighted to introduce Mike Kinsella: an independent financial advisor who is able to provide the personal, professional level of service we expect at Hudson Moody.

After studying economics at Newcastle university for 3 years Mike immediately entered the financial services industry. Mike is a fully qualified and FCA regulated mortgage and protection adviser with What Life & Mortgages whose principals have over 30 years industry experience. He specialises in the provision of finance for purchases, first time buyers, re-mortgages and designing buy-to-let portfolios whilst making sure clients have the right protection in place for their property and family.



Housing surveys explained

When buying a house, it is highly recommended that you get a survey carried out by an independent surveyor to check if there are any problems with the property which you otherwise would not know about. The two main types of survey are homebuyer reports and building or structural surveys. A homebuyer report usually costs between £250 and £500 and covers the general condition of the property, including damp. A building report is more in depth, takes longer, looks at the structure of the property, and will most likely cost between £500 and £1,200. It is recommended that buyers take a "better safe than sorry" approach and consider a full building survey, although a homebuyers report may be adequate for properties that are less than 40 years old. If the survey shows that there are any problems with the house, then you can use this to negotiate down the price of the property. This then allows you to budget for how much it will cost to put things right, or possibly even convince you not to buy the property if there are major problems.



When buying a house, it's essential that you know what you're buying. A property might be in the perfect location, suit your every need and be within budget but unless you have a survey carried out you cannot be sure that it's worth the money you are paying for it and neither can your bank.

What is a housing survey?

A survey is a detailed inspection of a property carried out by a qualified surveyor. It will tell you if there are any structural problems with your property and if any major repair work needs to take place. It will also give you a commentary detailing things like wall types and window glazing.

Why do you need a housing survey?

A survey can highlight potential risks to your property and any work that may or may not need to take place. For example you might find out that the damp or hairline crack that you're worried about is not a structural issue and can in fact be easily treated.

Homebuyers report

There are two main kinds of surveys – the first, a homebuyers report usually costs between £250 and £500 and deals with the general condition of your property. It will highlight obvious problems like mould, hairline cracks, subsidence and rot. This report is relatively quick and non intrusive.

Building survey

A building survey is more expensive than a homebuyers report, generally costing between £500 and £1,200. This report is recommended as it is much more extensive, detailed and involves checking between floors as well as attics, ceilings, behind walls, etc. This will also include advice on how to approach repairs. This kind of report can be used as a valuable bargaining chip for negotiating down the price of a property and help you to budget for repairs.

For more information on surveys or personal advice about any stage of the house buying process contact your local HUDSON MOODY branch or email: property@hudson-moody.com



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What's On?



TOTAL WARRIOR

25/26th June at Bramham Park
This is one hell of a course but lots of fun. There are over 30 obstacles to tackle but the free beer at the end will spur you on! Entry price includes a free T-shirt and lots more goodies. Contact Emma for more details on how to register and for your SASH Fundraising Pack.
emma.bracegirdle@sash-uk.org.uk



For every Google+ review or feedback form received we donate £5 to SASH

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