

HMnews

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MOODY

Welcome to our May news letter

Market Brief

Now spring has sprung and the leaves are on the trees, there is more stock coming to the market in the York area giving buyers choice and hopefully stimulating the property market.

The recent introduction of the 3% stamp duty levy for second homes and investment properties from 1st April, meant April saw a hiatus where investors were few and far between as they had already purchased, but now we are starting to see them trickling back to the market once again.

There are always headwinds within the economy and the fear of Brexit has meant some buyers are waiting to see the outcome of the EU referendum before making any decisions to move and it is our opinion that once clarity returns, whether we are in or out, things will be more fluid.

York is now starting to see more new homes being built which is highly welcomed given the shortage of supply in years past. We look forward to these new homes being occupied.

by Ben Hudson



Special Points of
Interest

- > Market Brief
- > Open to View
- > Properties of the Month
- > Old Properties v New Builds
- > What's On?

OPEN TO VIEW



William House

Five 1 bedroom, first floor, apartments. Situated in newly converted space above the Retail Units on Front Street, Acomb
Available for immediate occupation .
Fully fitted open plan dining kitchen with integral appliances, carpets and flooring included.

**OPEN TO VIEW 12.00 Saturday 21st May
(or earlier by appointment)**



Hunter House

A small development of 14 newly built 1 and 2 bedroom apartments situated within the heart of York City Centre and finished to the highest standard. The accommodation is situated across 3 floors with lift access. Designated parking spaces available with selected units.

**OPEN TO VIEW EVERY SATURDAY 1pm–2pm
*STAMP DUTY DEALS AVAILABLE ***

Holgate Mews

This month we are delighted to open the door of Holgate Mews to potential purchasers. The newly built townhouses with garaging, are situated within an exclusive, gated development close to York City centre.

OPEN TO VIEW SATURDAY 28th MAY 1pm–3pm

To keep up to date with the latest news and articles follow us on:



For further details regarding any of the open to view properties call our City Centre office 01904 650650

Hudson Moody—Proudly supporting www.sash-uk.org.uk



Properties of the Month



20 Milton Carr, Rawcliffe YO30 5PU

A beautifully presented modern four bedroom house set in delightful gardens within the popular and sought after Rawcliffe area of York and within easy reach of York City centre. Cul-de-sac location, close to Post Office, shops & a library and within walking distance of good schools.

City Centre Office 01904 650650



1 Lancaster Villas, Upper Poppleton YO26 6DW

***** OVERLOOKING THE GREEN *****

A rare opportunity to purchase this charming period semi-detached house situated in a delightful location on Chantry Green in the popular village of Upper Poppleton which offers a wide range of local facilities including surgeries, schools, public houses and a train station with trains to York, Harrogate and Leeds. An internal viewing is highly recommended.

Poppleton Office 01904 789999



26 Church Street, Dunnington YO19 5PW

A superb extended character cottage dating back to circa 1800. More recently transformed into a stunning contemporary home located in one of the most desirable areas of this highly popular village. Enjoying superb 'open plan' kitchen diner, enclosed south westerly facing gardens, and garaging. Packed full of character throughout.

Dunnington Office 01904 489906

Old Properties v New Builds: which is right for you?

Ultimately, if you are looking for a property that is full of character, is close to local amenities and has potential for profit then an older property could be the one for you. However if practicality, high standards of workmanship and fewer repairs are more important, then you might be more suited to a new-build.

*Old Orchard,
Haxby, YO32 3DR*



The Case for New Builds

One of the biggest selling points of buying a new house is that there is no housing chain involved. Another consideration is the environmental effect. Generally speaking older houses are likely to be less efficient, research predicts buying a new build could result in annual savings of around 55% on gas and electric bills.

A common criticism aimed at new builds is that they all look the same. While it's true, specifications are very high, which means you can be safe in the knowledge that there will be no nasty surprises waiting for you.

Many new build properties will be incentivised such as an offer of paid stamp duty or free landscaping. Additionally, if your new build home is built in conjunction with the National House Building Council (NHBC) (or similar) and will be protected with a 10-year warranty.

New builds are ready to move into straight away. Moving into a new build is much more a case of customization rather than renovation and therefore will likely cost you less money.

*7 Braeside Gardens,
Holgate, YO24 4EZ*



The Case for Older Properties

There is a lot to be said for older properties which often have their own unique style. Warm, charming and charismatic are all terms that are most likely to be attributed to an older home. This can lead to lots of interesting and unique features that might not be commonly found elsewhere.

Although the house may need some renovation, as long as the property is structurally sound then you might end up having to pay less money than for a new build. This could allow you to find a property for a low value, fix it up and then place it back on the market either to sell for a profit or as a buy-to-let property.

Finally, one of the biggest selling points by far of an older home can be location. Whereas modern homes tend to be built on the outskirts of a town, older homes are often in the thick of the city or village close to local amenities.

It is important to remember that every house is different and there are always exceptions to the rule.

**HUDSON
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**Special Points of
Interest**

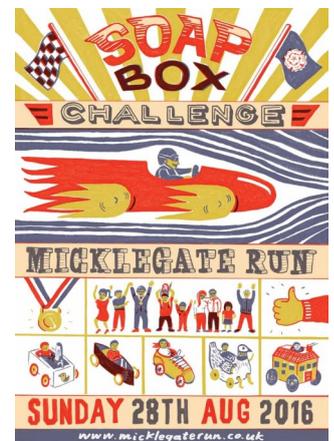
> **Market Brief**

> **Open to View**

> **Properties of the
Month**

> **Old Properties v
New Builds**

What's On?



The Micklegate Run Soapbox Challenge is a hilarious go-cart race down York's Finest Street. Teams from all over Britain will be racing their home made soapbox carts down the steep cobbles of Micklegate, from the Bar to the River Duse. If you are a school, college, local company or just mad about Soapbox, get involved and enter a team to this fantastic event. Throughout the day there'll be street food, bands and entertainment so join the crowds and come and support this fantastic event. For more details visit www.micklegaterun.co.uk