

HMnews

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Welcome to our March news letter

Market Brief by Ben Hudson

We are now moving towards one of the busiest times of the year in the Estate Agency calendar. The nights are starting to draw out and traditionally sellers wait for the Easter market to sell. This catalyst is often self-fulfilling as more houses become available and are of interest to potential buyers, more houses come onto the market. There are, however, a number of head winds affecting the market place. At the end of March the introduction of the 3% stamp duty threshold for second homes is likely to have a cooling affect in the short term whilst buyers come to terms with the additional cost and the uncertainty that the European Referendum brings to the market will undoubtedly mean that some potential purchasers put off their move until the outcome of the Referendum is known, especially those more directly affected by the outcome.

York however remains one of the most sought after cities in the North of England with the recent regeneration of the Art Gallery, current refurbishment of the Theatre Royal and the Flying Scotsman bringing crowds to the National Railway Museum, York seems to be more on the map for positive reasons again following the Boxing Day

To read Ben's latest blog or receive news updates follow us on:



Poppleton News by Ruth Tether

Poppleton is proving as popular as ever in 2016 with many of our newly registered applicants looking specifically for Poppleton. And who can blame them with everything the village has to offer.

Excellent rail and bus links, a post office, convenience shops, dentist, doctors, public houses, library, excellent Ofstead rated schools, scouts & guides, a brilliant active community centre, churches, tennis club, football club, drama groups and its own wildlife trust. This is just to name a few. It's easy to see why Poppleton continues to be one of York's most sought after villages.

For further information on Poppleton and the local property market please call into the Poppleton office on the Green.

Meet the Team—Poppleton



Ruth has been working as a manager with Hudson Moody since 2003 and started managing the Poppleton office 3 years ago. After growing up and still having family ties in the village it was the perfect fit. Working in a local village office enables a lot more face to face contact with our vendors and applicants, and in an industry where more of our work is carried out online, this can be very rewarding especially when working with our older clients.



Jackie has worked at Hudson Moody Poppleton since 1999 and knows the local properties and area inside out. Many of our vendors originally purchased their property through Jackie and are delighted to see that she is still here to help them with their sale. As one of Hudson Moody longest serving members of staff, Jackie's wealth of knowledge about the business and the surrounding area is invaluable.

Upcoming Local Events

Poppleton Centre—Supermodels Concert Sat 12th March - www.poppletoncentre.org.uk

Poppleton Community Railway—Nursery Early Spring Open Day Sat 19th March 2016 10am to 3pm

Rufforth Primary School—Jumble Sale Sat 12th March 2pm—4pm

Methodist Church Hall Drop in Coffee Sessions 1.10pm - 2.50pm (£1.20 adult/Children Free)

Special Points of Interest

- > Market Brief
- > Meet the Team — Poppleton
- > Dunnington News
- > Hudson Moody Lettings
- > SASH Sleepout

BBC YORK
103.7 FM | 95.5 FM



Don't forget to tune into Georgey Spanswick at Breakfast. Thursday 17th March 7.30am— 9am to listen to Ben reviewing the papers.

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Dunnington & Villages

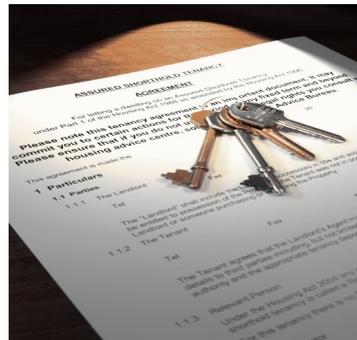


The Local Property Market — Alex McClean

The market is slowly beginning to pick up within the villages to the east and south east of York. Valuations are steady for the time of year, which is not unusual, with potential buyers telling us there are not enough new properties coming onto the market. Consequently some sellers are considering a rental property after selling so they can be more selective about their onward purchase. Of course not everyone can afford this luxury. The lack of housing supply has also meant that viewing numbers are relatively low but the people who are looking to buy are serious. It's the old quality versus quantity scenario. As always it's the quality that matters. Local house prices are steady with no evidence of any increase in 2016 as yet. If you have any questions about buying or selling in the Dunnington area or free no obligation valuation please call Alex on 01904 489906 or email alexmcclean@hudson-moody.com

Hudson Moody Lettings

There continues to be a shortage of property to rent in the York area. The most popular and sought after areas still being within the City Centre. The recent new builds within the City should help with supply. The shortage continues to push rents higher. There has been a flurry of activity in the Buy to Let market as investors rush to beat the 3% Stamp Duty rise in April 2016. If you wish to discuss Buy to Let opportunities, want to add to your portfolio or would like to find out more about our management services please give Debbie and her team a call on **01904 629629** or email lettings@hudson-moody.com



LANDLORDS— Ask about our new PLATINUM SERVICE which includes a 100% Rent Guarantee!

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Upcoming Village Events & News

Scarecrow Trail 30th April to 2nd May

The Boxing Day Walk raised £1010 for Dunnington Cancer Support Group even though it lashed down with rain all day. Well done to those who braved the weather.

Fun **Squash Sessions** for children of 5-8years has been set up by Head Coach Gary Every Sunday AM! Contact M: 07739 808698 or E: gs.crossland@btinternet.com

A new **Tai Chi class** has started up in the Methodist Church hall on Thursdays 10.30-11.30am. £5 per session. Contact Linda Turner on 01347 878037.

SASH Sleepout 2016

Only 8 cosy sleeps left until SASH supporters will be spending the night under the stars with just cardboard boxes and sleeping bags for protection. Emma from SASH says, "The reason for the Sleepout is not to pretend that we are homeless, but to raise awareness of the hidden problem of youth homelessness in our community. Last year SASH helped 327 young people who were facing homelessness and this problem is not going away."

On the evening there will live music from local musicians, a 'Best Shelter' competition with a £50 prize donated by Simpsons, yummy refreshments donated by Yorkshire Provender and Sainsburys, a chance to learn more about what SASH do, talks from young people being supported by SASH at the moment and a chance to speak to one of our hosts.

They still have plenty of spaces left! More information can be found at www.sash-uk.org.uk

