



59 Wellington Street, York YO10 5BB

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A substantial end of terrace home with two studio apartment annexes, perfect for short term or long term letting. Situated on Wellington Street, within walking distance of the city centre, amenities and The University of York.

- Unique Investment Opportunity
- Occupying over 1400 Sq ft
- Enviable location close to the city centre and amenities
- 15 Minute Walk of The University of York
- Main House; comprising kitchen dining, living room, ground floor bedroom plus three well proportioned bedroom and a Family Bathroom
- Double storey adjoining annexes boasting two studio apartments with private entrances
- Outdoor Stores
- Large courtyard garden with decking
- On Street Parking and No onward chain
- House- Council tax band B Annexes- Council tax band A

Offers Over £425,000

Tenure: Freehold

Council Tax Band: B





59 Wellington Street
Approximate Gross Internal Area = 134.2 sq m / 1444 sq ft

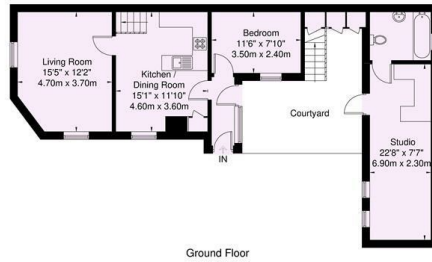
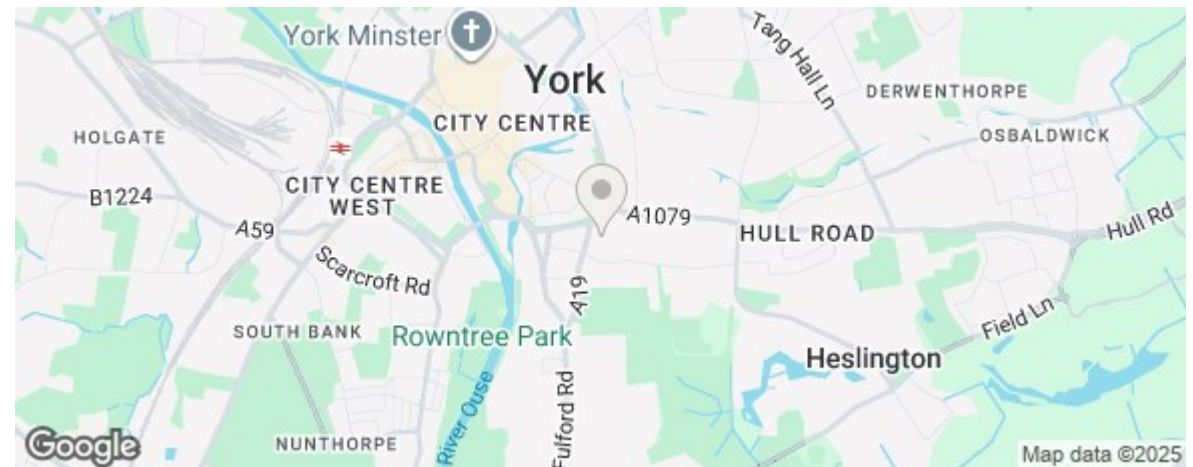


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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.

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