



9 Wenlock Terrace

Fulford, York, YO10 4DU

Asking Price £200,000



Beautiful two bedroom Victorian apartment located on the historic Wenlock Terrace. Sympathetically modernised throughout whilst maintaining period features, this property boasts spacious living accommodation and lovely communal areas outdoor spaces. No onward chain.



PROPERTY DESCRIPTION

No. 9 is boldly modelled with turreted windows and ornamented with polychrome brick and stone dressings, the gothic style main entrance doorway has stone columns and labels. The lower ground floor apartment consists of steps down to its level, a composite red front door, inner entrance vestibule – space for coats and shoes, spacious lounge with gorgeous bay window, recessed cupboards and storage drawers and a closed off original fireplace and surround, the inner hallway opens out to the dining-kitchen area that has been sympathetically upgraded, with a further inner hallway to the rear entrance door, 2 good-sized bedrooms and a house bathroom that has had a new shower recently installed. There is gas central heating throughout with fully double glazed windows. A damp proof course was completed 2021.

Wenlock Terrace is situated within the Fulford Road Conservation Area, moments from riverside walks into the City centre and surrounded by excellent local amenities. Externally there is a communal patio space for residents of the development, complete with secure bike storage. There is on-street permit parking for residents to the front of the property.

Please note the furniture pictured has been removed from the property which is now vacant and boasts no onward chain.

COSTS & TENURE

Leasehold Tenure. A full copy of the Lease can be viewed upon request.

We understand the Lease commenced 2005 for period of 125 years

We are informed that the Ground Rent is £200 p.a.

We understand the Maintenance/Service Charges amount to £600 p.a. for the year 2022

Reviewed annually.

City of York Council Tax Band A (£1,359.11 per annum).

SERVICES

The property is connected to a mains electricity supply, with mains water supplied by Yorkshire Water. The broadband type available in the area is standard. Mobile availability at the property is covered by all four major suppliers. Please either check the Ofcom website or contact the office for specific details and suppliers available, for both broadband and mobile.

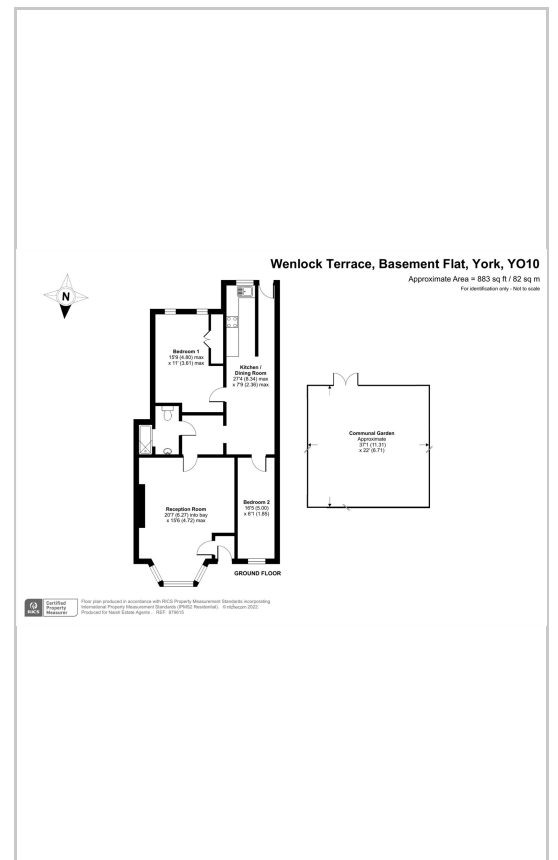
VIEWINGS

Strictly by appointment only with the Agent.

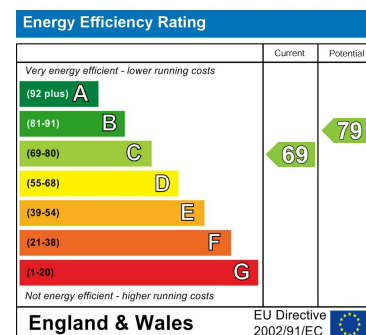
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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