



## Wenlock Terrace, Fulford Road, York £1,000 Per Month

A large second floor flat in popular location close A64, city and University. Unfurnished with gas central heating. Spacious entrance hall, 18' lounge, fitted kitchen with oven & hob, 2 double bedrooms, bathroom/WC with shower. On-street parking.

EPC 49E. COUNCIL TAX BAND A. NO SMOKERS. NO PETS.



## DESCRIPTION

Communal Hall, Staircase to 2nd floor.

Spacious Hall. Under stairs recess and cupboard.

Lounge. 18`0" max x 12`11" (5.48m x 3.93m). Bay window. Feature fire to tiled fireplace with wood surround, central heating radiator.

Kitchen 10`4" x 6`11" (3.15m x 2.10m). Single drainer stainless steel sink, range of fitted base units and drawers with white gloss doors beneath granite effect laminate worktops, tiled splashback, matching wall units, integrated electric oven and gas hob, stainless steel hood. Plumbing for automatic washer, gas central heating boiler and radiator. Smoke alarm.

Bedroom 1 (front). 14`0" x 10`9" (4.26m x 3.27m). Central heating radiator.

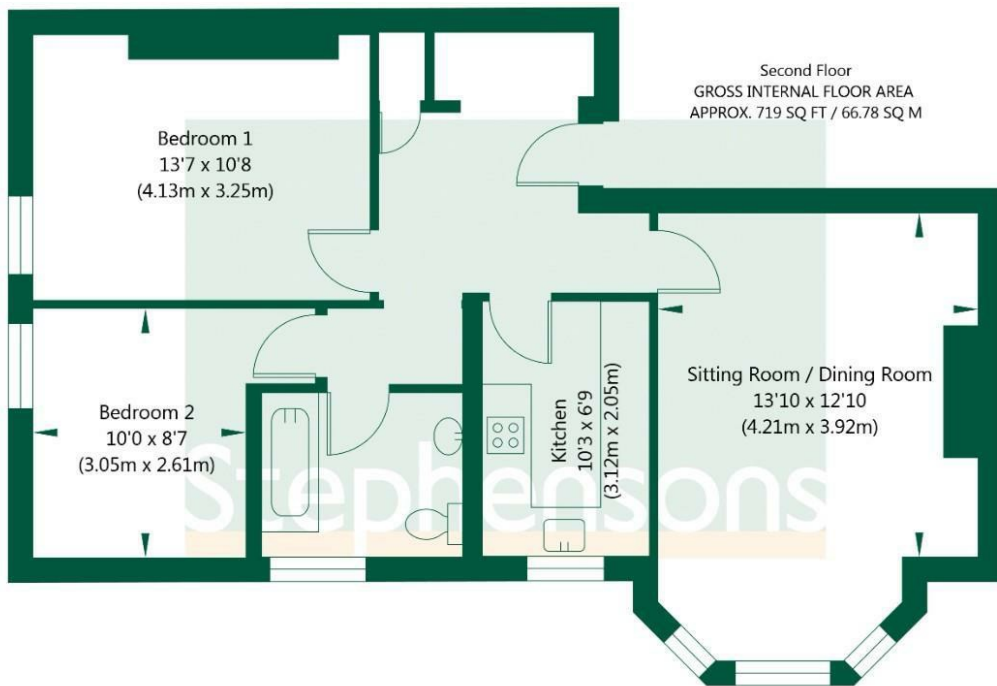
Bedroom 2 (front). 10`0" x 8`7" + recess (3.04m x 2.61m + recess). Central heating radiator.



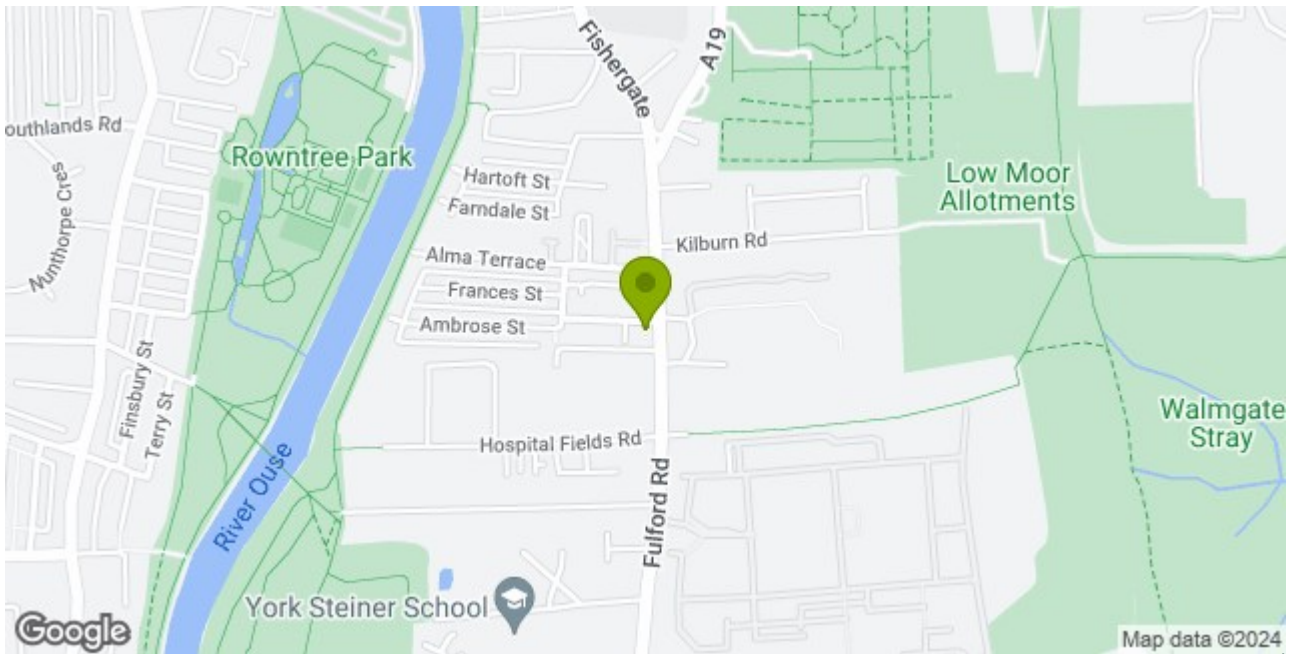
Bathroom/W.C. White suite comprising panelled bath with shower, panelled surround and glazed screen, pedestal hand basin, low flush WC, central heating radiator.



Wenlock Terrace, York, YO10 4DU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 719 SQ FT / 66.78 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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