Stephensons











Wenlock Terrace, Fulford Road, York £875 Per Month

A well presented 2nd floor flat, situated just off Fulford Road. Easy walking distance to the City Centre, close University / science park & A64. Offered for rent unfurnished with Gas central heating. Available Immediately.

EPC 53E. NO SMOKERS. NO PETS.

stephensons4property.co.uk Est. 1871











DESCRIPTION

A stylish communal entrance hall retaining a wealth of its original features gives access to this second floor apartment.

The apartment opens into an internal entrance hall, with cupboard housing the boiler.

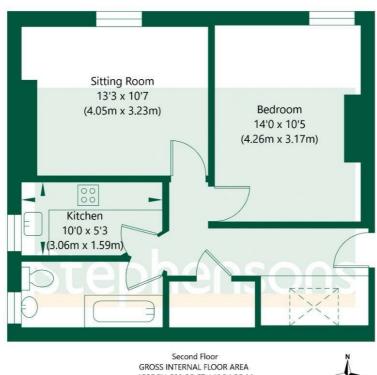
Kitchen. Approx $10\ 0$ " x $5\ 1$ " (3.05m x 1.55m) with range of fitted base units and drawers with white gloss doors beneath black marble effect laminate worktops. Tiled splashback, matching wall units, integrated Whirlpool electric oven and ceramic hob, stainless steel hood, stainless steel sink, integrated fridge, plumbing for automatic washer, central heating radiator.

Lounge. Approx 13 2" x 10 6" (4.01m x 3.20m) with decorative cast iron fireplace and surround, central heating radiator.

Bedroom. Approx 13 11" x 10 3" (4.24m x 3.12m) with central heating radiator.

Bathroom/WC. With white suite comprising panelled bath with shower and glazed screen, pedestal hand basin, low flush WC, central heating radiator, extractor fan.

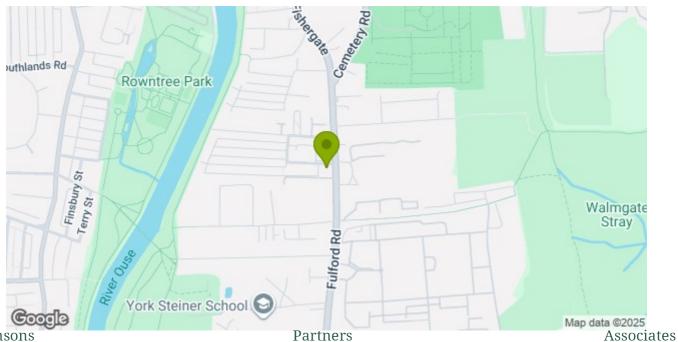
stephensons4property.co.uk Est. 1871



APPROX. 520 SQ FT / 48.34 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL FLOOR AREA 520 SQ FT / 48.34 SQ M All Measurements and fixtures including doors and windows are approximate and should be independently verified. www.exposurepropertymarketing.com © 2023



Stephensons		Partners
York	01904 625533	J F Stephenson MA (cantab) FRICS FAAV
Knaresborough	01423 867700	l E Reynolds BSc (Est Man) FRICS
Selby	01757 706707	R E F Stephenson BSc (Est Man) MRICS FAAV
Boroughbridge	01423 324324	N J C Kay BA (Hons) pg dip MRICS
Easingwold	01347 821145	O J Newby mnaea
•		J E Reynolds ba (Hons) MRICS
York Auction Centre	01904 489731	R L Cordingley BSc FRICS FAAV
Haxby	01904 809900	J C Drewniak ва (Hons)







N Lawrence