



12 Wenlock Terrace  
, York YO10 4DU



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## 12 Wenlock Terrace York YO10 4DU

£190,000

Nestled in the charming area of Wenlock Terrace, Fulford, this delightful basement flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat. The flat features a welcoming open plan lounge, dining and kitchen which is spacious and bright, one double bedroom with built in wardrobe and modern shower room.

The property is situated in a desirable location, close to local amenities and only a short walk to the City, plus great transport links, making it easy to explore all that York has to offer.

This flat presents an excellent opportunity for those looking for a first time home or seeking a rental income - currently a successful holiday let!

Council Tax Band A  
EPC Rating C

### Entrance Lobby

Timber door. Doors to further rooms.

### Open plan Lounge/diner

A lovely open plan lounge with dining area which is also open to the kitchen. With three double glazed sash windows. Two tall radiators. Storage cupboard housing boiler.

### Open plan Kitchen

The kitchen area is complete with modern wall and base units. Breakfast bar with seating. Sink and drainer unit. Built in oven with electric hob and extractor hood over. Built in washing machine. Built in fridge freezer. Door to shower room.







### Shower Room

Fitted with modern three piece bathroom suite comprising; Shower cubicle, toilet and wash hand basin with vanity unit. Heated towel rail. Extractor fan.

### Bedroom

With built in wardrobe. Sash window. Radiator.

### Outside

To the front of the property is a walled courtyard, there are steps down to the basement flat with a private entrance to the flat. The tiered forecourt provides space for seating and flowerpots. The meter cupboard is located next to the front door.

Wenlock Terrace requires a resident permit for parking.

### Leasehold Information

All information will need to be checked and verified by a solicitor.

- \* The lease length is 999 years and started in January 2016.
- \* We have been advised there are no ground rent charges.
- \* The vendor pays £80 per month for the service charge, which includes insurance.
- \* Holiday Lets are permitted.

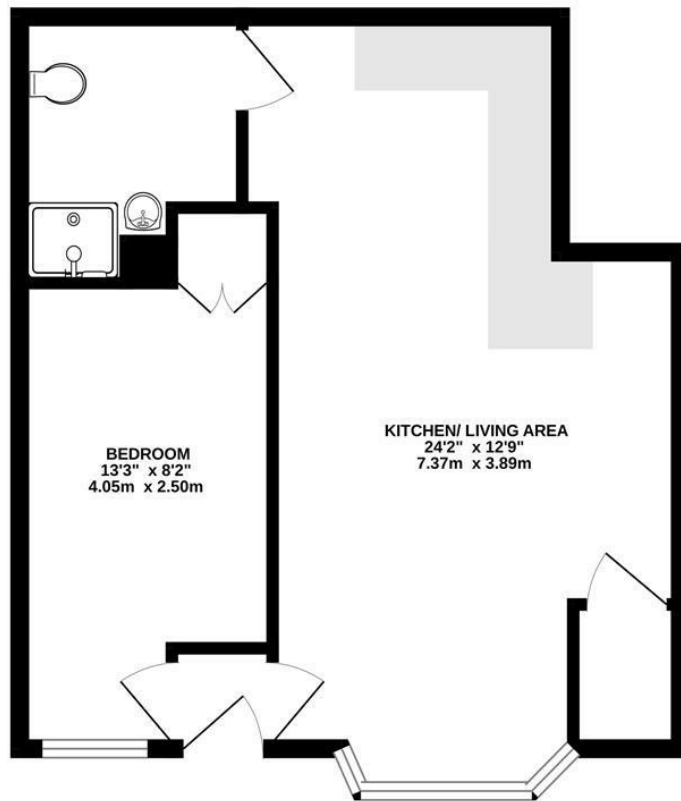
### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is A. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid. Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water. The property has a combi boiler which supplies the heating and hot water. The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

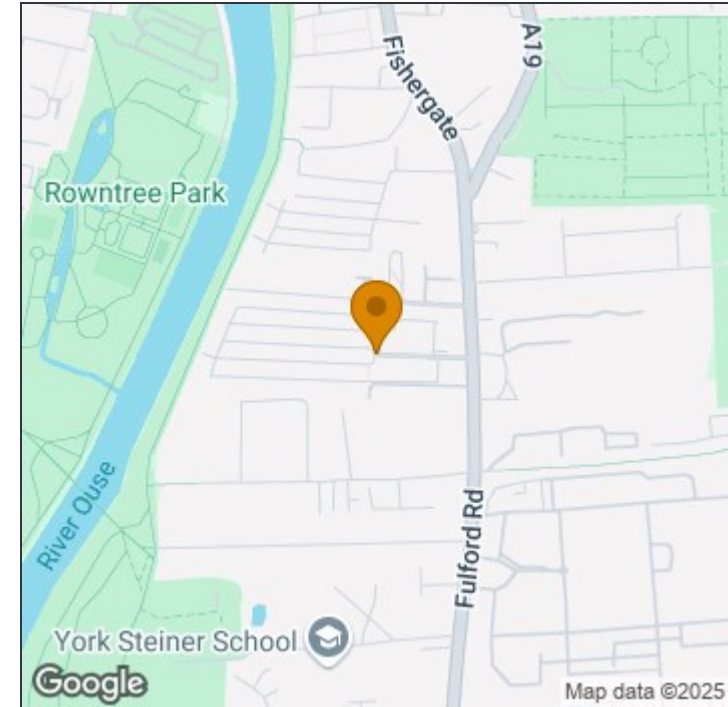


BASEMENT  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 452 sq.ft. (42.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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