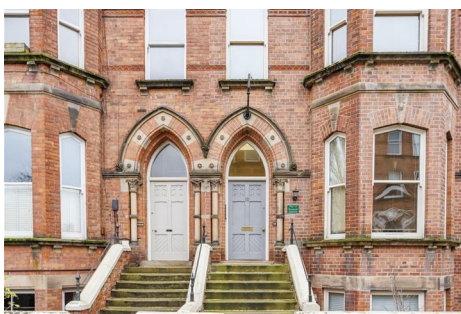


N A I S H

ESTATE AGENTS



YORK  
EST. 1939



## Flat 7, 10 Wenlock Terrace , York, YO10 4DU

Fabulous One Bedroom Apartment in the Fulford area of York. Lounge with Kitchen Area, Shower Room, Communal rear yard and shared bike store. Ideal for investors and first time buyers.

**£145,000**

# Flat 7, 10 Wenlock Terrace

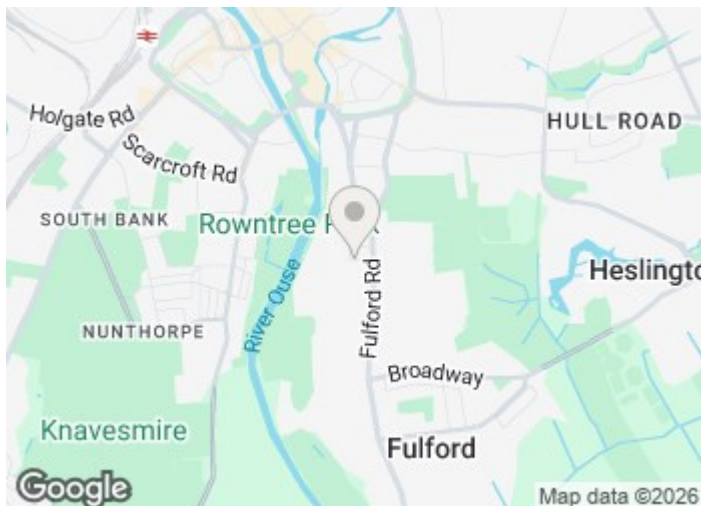
, York, YO10 4DU



- Stunning Building - Great Location
- Separate Shower Room
- On street Permit Parking
- One bedroom Apartment
- Shared rear Yard
- Ideal for an investor or first time buyer
- Lounge with Kitchen Area
- Shared Bike Storage
- Viewing by appointment only

## Property Description

## Offer Procedure



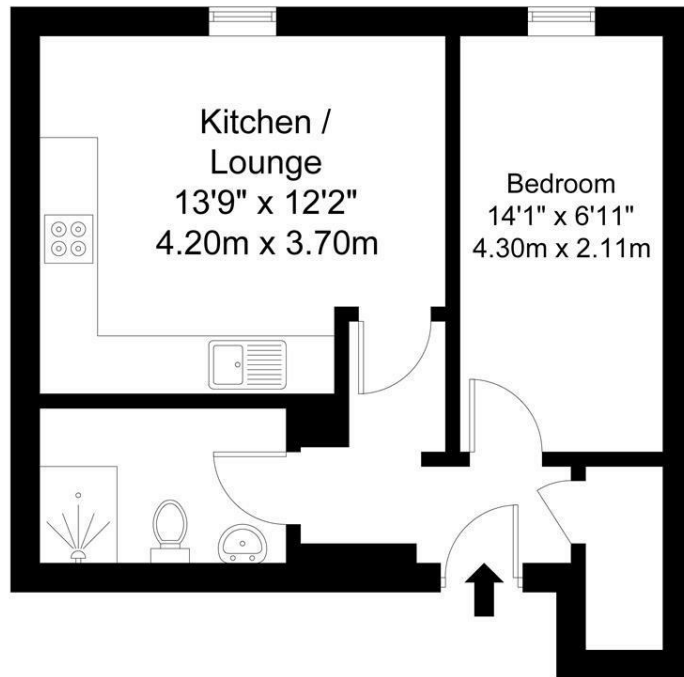
## Directions





# Floor Plan

## Flat 7, 10 Wenlock Terrace



**THIRD FLOOR**  
35.8 sq m / 385 sq ft

**APPROXIMATE GROSS INTERNAL AREA = 35.8 sq m / 385 sq ft**

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.

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.

3 High Petergate, York, YO1 7EN  
Tel: 01904 653564 Email: [naish@naishproperty.co.uk](mailto:naish@naishproperty.co.uk) [www.naishproperty.co.uk](http://www.naishproperty.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	