



HUDSON  
MOODY

1a Wenlock Terrace, York YO10 4DU

Situated just off Fulford Road, close to Fishergate, is this beautifully presented and unique chalet bungalow set within a gated courtyard.

The property offers two double bedrooms, two bathrooms and a large open plan living area with kitchen. It will suit a range of different buyers including first time buyers and investors and is currently functioning as a SUCCESSFUL HOLIDAY LET.

- Quirky Chalet Bungalow Currently Functioning as a Successful Holiday Let
- Superbly Presented Throughout
- Open Plan Living Area and Kitchen
- Ground Floor Bedroom
- Shower Room
- First Floor Double Bedroom
- First Floor Bathroom with Freestanding Bath
- Large Courtyard Garden
- Off Street Parking
- NO ONWARD CHAIN

**Guide Price £275,000**

**Tenure: Freehold**

**Council Tax Band:**

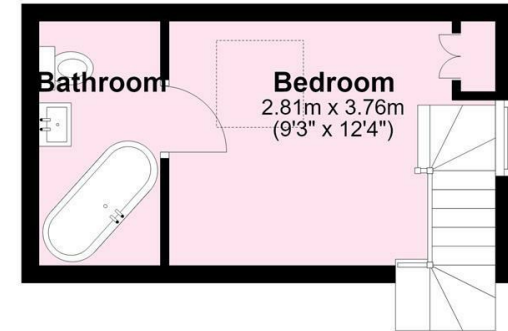
### Ground Floor

Approx. 32.3 sq. metres (347.6 sq. feet)



### First Floor

Approx. 14.8 sq. metres (159.0 sq. feet)

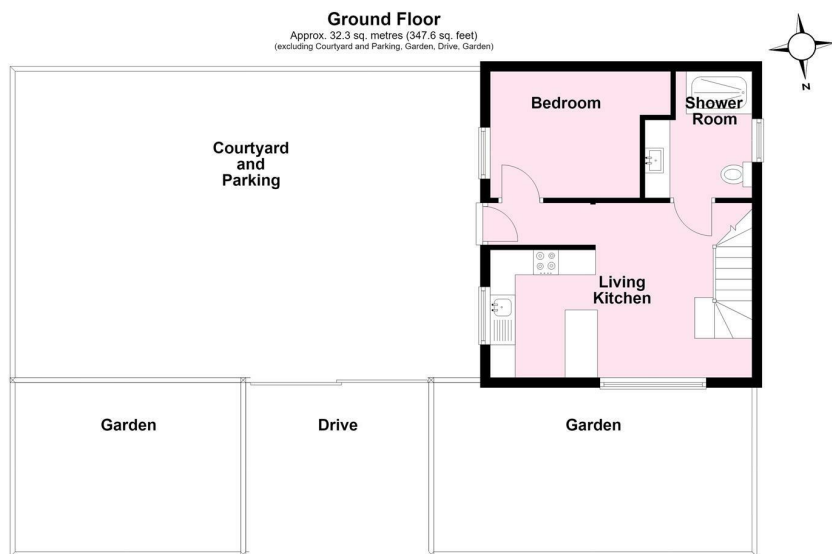


Total area: approx. 47.1 sq. metres (506.5 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.  
Plan produced using PlanUp.



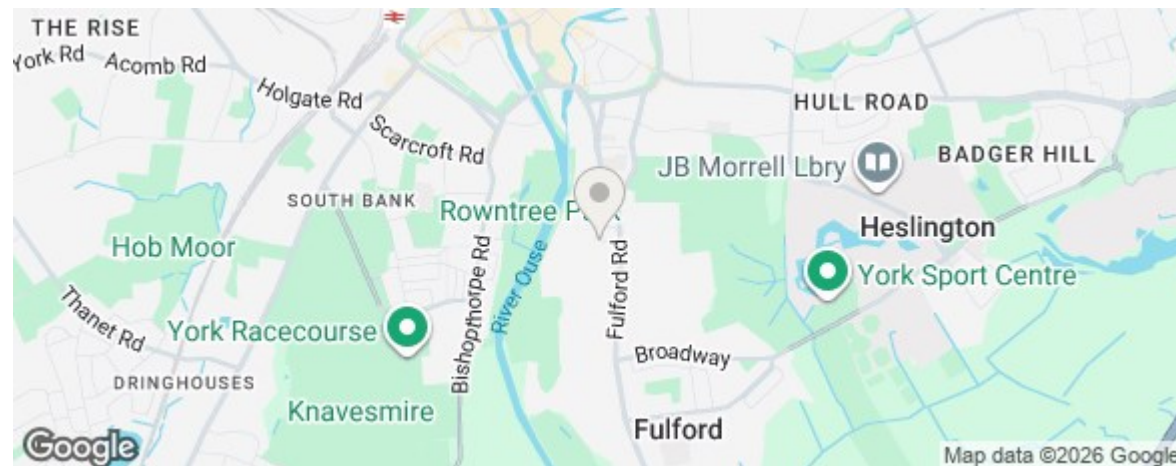




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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**IMPORTANT NOTICE**

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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