Flat 2, 3 Wenlock Terrace
York
YO10 4DU

Guide Price £150,000

YOUR MOVE
ANSCOMBS

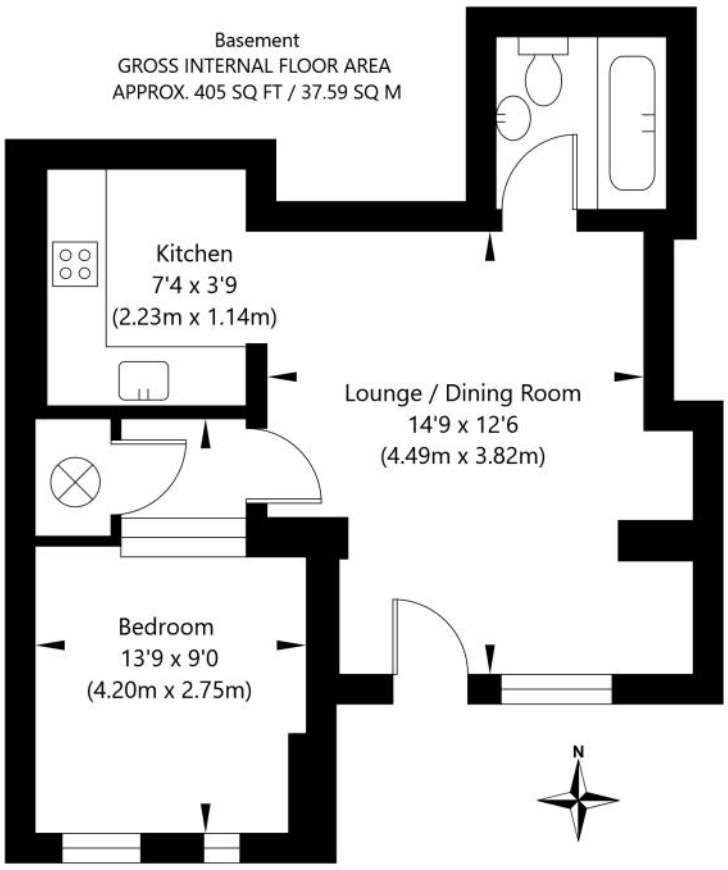
ACCOMMODATION

A well presented and spacious one double bedroom apartment, forming part of an attractive period conversion on Wenlock Terrace, a pleasant side street just off Fulford Road. With its own private entrance, modernised accommodation and the convenience of no forward chain, the property would make an ideal first-time purchase, city home or investment opportunity.

The apartment is particularly well placed for enjoying all that York has to offer, with the city centre within easy reach and the picturesque riverside towpath along the River Ouse just a few hundred yards away. Rowntree Park is also close by, accessed via the Millennium Bridge, while the riverside provides an attractive walking and cycling route into the heart of the city. On-street permit parking is also available in the area.

The accommodation is entered through a private entrance which opens into a generous lounge/dining room. A double-glazed sash bay window enjoys a desirable south-facing aspect, allowing plenty of natural light into this welcoming living space.

An opening from the lounge leads into the fitted kitchen, which features a range of units incorporating an electric hob and extractor, integrated fridge/freezer and space for a washing machine.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 405 SQ FT / 37.59 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.

The double bedroom is accessed from the lounge via a lobby with a useful storage cupboard, with steps leading down into the bedroom itself. Two windows provide good natural light. Also accessed from the lounge is the bathroom/WC.

A further appealing feature is the apartment's direct access to a large south-facing communal rear yard, providing useful outdoor space and complementing the property's sunny southerly aspect.

With its combination of character, well-proportioned accommodation and convenient position close to York city centre, the River Ouse and Rowntree Park, this is an attractive and well-located home. Further benefits include electric heating, double glazing and an Energy Performance Certificate (EPC) rating of D.

COUNCIL TAX

Band A. 2026/2027 approximately £1,515.

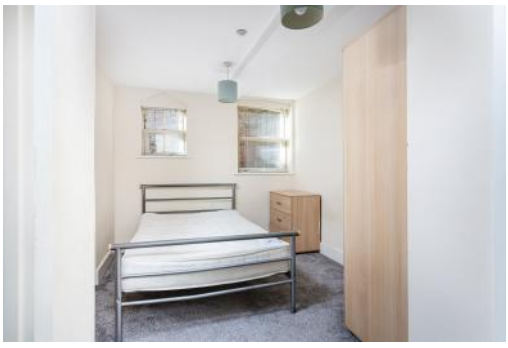
LEASE DETAILS

Lease Length—125 years from 01/01/2008

Ground Rent—£131.45 per annum

Service Charge—Approx £1335 per annum.

What3Words ///hedge.wins.poster



YOUR MOVE ANSCOMBS

31-32 Colliergate, York, YO1 8BN

01904 621532 york@your-move.co.uk

Mon – Fri 9am – 5pm
Saturday 9am – 4pm

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Calls may be recorded/monitored for quality control and training purposes.

YOUR MOVE ANSCOMBS

www.your-move.co.uk/york