

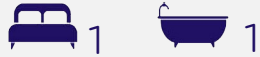


Wenlock Terrace

York

YO10 4DU

£150,000



Located in the popular residential area of Fishergate, just south of York city centre, this well-presented basement apartment offers bright and surprisingly spacious accommodation, making it an ideal first home or investment opportunity. Offered for sale with no onward chain, the property enjoys excellent access to York's historic city centre, a wealth of local amenities, picturesque riverside and park walks, regular public transport, cycle routes and the University of York.

Accessed via a secure communal entrance with stairs leading to the basement level, the apartment opens into a spacious and welcoming entrance hall. To the rear is a generous double bedroom, offering space for bedroom furniture and benefiting from two windows that bathe the room in natural light. Off the hallway is a versatile space currently used as a home office, together with a bright open-plan living, dining and kitchen area, creating a wonderful space for both relaxing and entertaining. The fitted kitchen offers a range of wall and base units, providing ample storage and preparation space. Completing the accommodation is a stylish house bathroom fitted with a modern white suite and shower.

Well positioned, well presented and offered with no onward chain, this fantastic apartment is expected to attract strong interest from first-time buyers and investors alike. Early viewing is highly recommended.

Leasehold

Length of lease- 977 years remaining

Ground rent - £268.74 per annum

Service Charge- £1,562.96 per annum



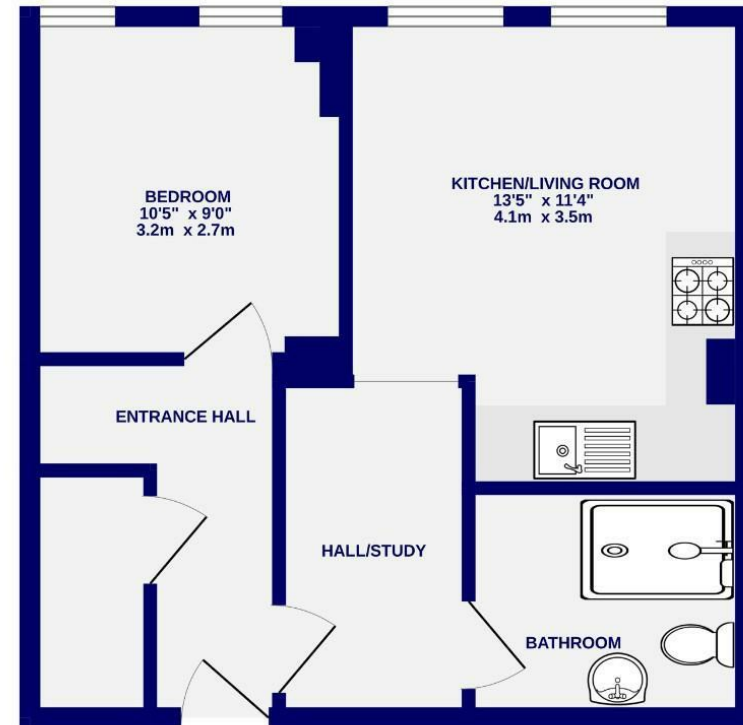


Wenlock Terrace York YO10 4DU

Leasehold
Council Tax Band - A

- Spacious Basement Apartment
- One Generous Double Bedroom
- Bright Open-Plan Living Space
- Versatile Home Office Area
- Secure Communal Entrance
- Ideal First Home Or Investment
- Walking Distance To City Centre
- Sought-After Fishergate Location
- No Onward Chain
- EPC C

BASEMENT
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 400 sq.ft. (37.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed will form part of the overall floor area 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.
Made with Metropix iC2026

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. 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.