



**92 ALMA TERRACE,
FULFORD,
YORK. YO10 4DJ**



THIS IS A RARE OPPORTUNITY TO ACQUIRE A CHARMING DETACHED VICTORIAN COTTAGE, IMAGINATIVELY EXTENDED TO PROVIDE A DELIGHTFUL RIVERSIDE PROPERTY SET IN WELL ESTABLISHED GARDENS OF APPROXIMATELY 148FT. WITH LAWNS, TERRACED PATIO, ORCHARD AND VIEWS TOWARDS THE RIVER OUSE.

THE PROPERTY HAS BEEN SYMPATHETICALLY AND EXTENSIVELY IMPROVED BY THE PRESENT OWNERS TO PROVIDE ACCOMMODATION OVER TWO FLOORS WITH CONTEMPORARY FITTINGS TO HARMONISE WITH A RANGE OF ATTRACTIVE FEATURES, INCLUDING A FIRST FLOOR STUDY-BEDROOM WITH VIEWS TOWARDS THE RIVER OUSE. ALMA TERRACE LIES WITHIN ¼ MILES OF THE HISTORIC AND COMMERCIAL CITY CENTRE WHICH CAN BE ACCESSED BY FOOT OR BICYCLE ALONG THE SCENIC AND TREE LINED RIVERSIDE NEW WALK. THE PROPERTY LIES WITHIN THE CATCHMENT AREA OF THE HIGHLY REGARDED FULFORD SECONDARY SCHOOL AND IS CONSIDERED TO OFFER CONVENIENT ACCESS TO THE UNIVERSITY OF YORK 1½ MILES, YORK OUTER RING ROAD 1½ MILES, A64 WHICH LEADS TO THE A1 MOTORWAY NETWORK AND LEEDS. (DISTANCES APPROXIMATE).

SUMMARY OF PRINCIPAL ACCOMMODATION

* ENTRANCE HALL LEADING TO REAR HALL * LOUNGE * DINING ROOM * CONSERVATORY * BREAKFAST KITCHEN * SHOWER ROOM * BATHROOM & W.C. *
* 3 BEDROOMS * FIRST FLOOR STUDY * SEPARATE W.C. * ESTABLISHED GARDENS * OFF-STREET PARKING*

GUIDE PRICE: £350,000

GROUND FLOOR

ENTRANCE HALL:

18' 7" (5.66m) x 4' 0" (1.22m). Two single panel radiator, quarry tiled floor and opening to –

REAR HALL:

10' 0" (3.05m) into circular bay with four deep windows x 8' 9" (2.67m) max. Quarry tiled floor and door to rear garden.

LOUNGE:

14' 0" (4.27m) x 11' 9" (3.58m).



Double and single panel radiators, Oak surround fireplace.

DINING ROOM:

13' 7" (4.14m) max x 9' 8" (2.95m) max.

Quarry tiled floor, double and single panel radiators and double doors opening to –

CONSERVATORY:

10' 6" (3.2m) x 3' 3" (0.99m). Double glazed, tiled floor and double doors to garden.

BREAKFAST KITCHEN:

13' 8" (4.17m) x 12' 0" (3.66m).



Range of contemporary style wall and base units incorporating inset 1¼ bowl stainless steel sink with mixer tap, Smeg four ring gas hob with extractor hood above, built-in fan assisted gas oven with grill above. Pantry cupboard, tiled floor and single panel radiator.

INNER HALL

SHOWER ROOM:

Fitted shower, tiled walls and extractor fan.

BATHROOM:

10' 0" (3.05m) x 6' 2" (1.88m).

White suite of bath, low-level W.C. and pedestal wash basin. Wall light with shaver point, single panel radiator and extractor fan.

From the Rear Hall a turning staircase rises to –

FIRST FLOOR

LANDING:

Airing cupboard with hot water cylinder and immersion heater.

BEDROOM 1:

14' 1" (4.29m) reducing to 10' 5" (3.18m) x 13' 4" (4.06m) (measured at 5ft. height). Double panel radiator, under eaves cupboard and Velux roof light.

BEDROOM 1



STUDY:

11' 1" (3.38m) into circular bay window with three windows and roller blinds x 10' 7" (3.23m) reducing to 7' 3" (2.21m).



Single panel radiator.

BEDROOM 2:

9' 10" (3m) max x 8' 0" (2.44m) (measured at 5ft. height).

Single panel radiator.

BEDROOM 3:

13' 8" (4.17m) max x 5' 1" (1.55m) (measured at 5ft. height). Plus under eaves space and cupboards. Single panel radiator, Velux roof light.

SEPARATE W.C.:

Low-level W.C., pedestal wash basin with wall mirror above and extractor fan.

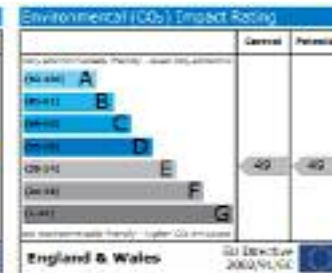
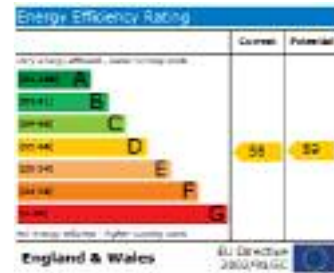
OUTSIDE:

The mature garden grounds to the front, side and rear provide lawns, well stocked shrub beds, block paved terraced patio area, orchard with various fruit trees, **TIMBER SUMMER HOUSE** and **GARDEN SHED**. Access through double timber gates leads to vehicle parking area.



Total area approx. 1,415.5 sq.ft. (131.31 sq.m.). This is a sketch plan for illustration purposes only and is not to scale.

GENERAL INFORMATION



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emission. The higher the rating, the less impact it has on the environment.

VENDOR NOTE:

The property was subject to flooding in 2000 following which the Vendors carried out improvements to include solid floors. Potential purchasers are advised to check on their ability to obtain flood insurance.

LOCAL AUTHORITY:

City of York Council, Tel: 01904 613161.

COUNCIL TAX:

An inspection of the Valuation Office's website on 12th August 2008 revealed a Band 'E' assessment.

VIEWING:

Strictly by appointment with the Selling Agent, Tel: 01904 679733.

DIRECTIONS:

Leave the York City Centre on the A19 heading south to Selby. Take the turning on the right just before the North Yorkshire Police Headquarters into Alma Terrace where the property is at the end on the right hand side. The property can also be reached on foot or cycle along the New Walk river path.

IMPORTANT NOTICE:

These particulars which were prepared on 12th August 2008 are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3. All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4. Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5. The current availability of this property should be checked particularly if a party is travelling some distance to view.



95 Main Street, Fulford, York YO10 4PN T: 01904 679733 F: 01904 679687 E: enquiries@blacksproperty.com

www.blacksproperty.com