



68 Alma Terrace, York



## 68 ALMA TERRACE, YORK YO10 4DJ

Approximate Distances: City Centre 1 mile, York Outer Ring Road 1.75 miles

### **A GOOD FORECOURTED PERIOD HOUSE WITH POTENTIAL, A LONG REAR GARDEN AND NEARBY HISTORIC RIVERSIDE WALKS.**

Entrance Hall, Sitting Room, Dining Room, Fitted Kitchen, 3 bedrooms, Bathroom. Gas central heating, UPVC double glazed windows virtually throughout. EPC rating D.  
Boarded loft with potential for conversion (subject to planning).

Front forecourt. Rear terrace. Long rear garden with timber garden store.



### **PARTICULARS FOR SALE**

68 Alma Terrace is a mid nineteenth Century brick and slate mid-terraced property with various period features to include Pine panelled doors and architraves but also with the benefit of UPVC double glazed window units virtually throughout. It is one of a limited number of houses in this accessible and popular street which boast an unusually generous garden, being approximately 75 ft long. Alma Terrace itself immediately adjoins the New Walk, the historic riverside walk which gives easy access to the city centre whilst the nearby Millennium Bridge gives pedestrian and cycle access to Rowntree Park and the renowned Bishopthorpe Road, home to a host of independent retail outlets. There are local shops in nearby Fishergate and the property is ideally located for access to the city centre, the A64 and the University of York. Alma Terrace lies within the catchment area of the well regarded Fulford Secondary School (Ofsted rated Outstanding).

A path leads through the forecourt directly to a handsome doorcase with engaged pilasters and modillioned cornice housing a four panelled front door with glass overlight. To the front elevation is the Sitting Room with a wide canted bay window and period fireplace and a wide arch opens to the Dining Room with tiled floor and French doors to the rear terrace. Adjoining is a contemporary fitted Kitchen with tiled floor, recessed ceiling lights, a range of worksurfaces with part tiled walls behind, Shaker style base units, single drainer sink unit, plumbing for washing machine, dishwasher, Lamona oven and Electrolux 4-ring hob with extractor hood above. Adjacent is an understairs Larder cupboard. Beyond, is a Bathroom with recessed ceiling lights, tiled floor, bath with hand held shower unit, washbasin, WC, medicine cupboard and Velux roof light.

To the first floor is a Galleried Landing with roof light above and hatch and ladder access to a boarded loft where, it is submitted, there is potential to create further living accommodation (subject to obtaining planning and other consents) There is a good sized Master Bedroom to the front elevation and two further bedrooms to the rear.



To the rear of the house is an enclosed terrace and beyond a communal rear service alleyway is a long grassed garden bounded by Privet hedging with a useful timber garden store.

#### **VIEWING**

Strictly by appointment through the sole agents, Messrs Humberts York office, telephone (01904) 611828.

#### **DIRECTIONS**

From Fulford Road turn into Alma Terrace and Number 68 is towards the far end of the street on the right hand side and within easy walking distance of the New Walk.

#### **SERVICES**

Mains water, electricity, gas and drainage. Gas central heating.

#### **TENURE**

The property is held Freehold.

#### **FIXTURES AND FITTINGS**

All fixtures and fittings usually denominated Landlords' fixtures on the property and belonging to the Vendor will be included in the sale. Carpets, curtains, furniture, fixtures and fittings usually denominated Tenants' fixtures are excluded from the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, pictures, prints, light fittings and garden ornaments and statues are specifically excluded from the sale.

#### **LOCAL AUTHORITY**

City of York Council, York Tel: 01904 551550

#### **ANTI-MONEY LAUNDERING LEGISLATION**

In accordance with anti-Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.





68 Alma Terrace  
York  
North Yorkshire

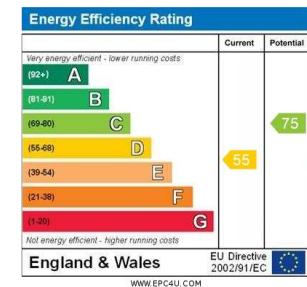
Approximate Gross Internal Floor Area: 935 sq ft  
For illustration purposes only. Not to scale.



**IMPORTANT NOTICE**

Messrs Humberts for themselves and for the Vendor of this property whose agents they are give notice that:

- The particulars are set out as a general outline only for the guidance of intending Purchasers. Whilst designed to be interesting and informative and intended to provide a fair and substantially correct overall description, they do not constitute nor constitute a part of, an offer or contract.
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11 Micklegate, York, North Yorkshire YO1 6JH  
T 01904 611828  
E [york@humberts.com](mailto:york@humberts.com)  
W [humberts.com](http://humberts.com)