



28 Garnet Terrace Leeman Road

York, YO26 4XX

£825 PCM



Spacious one double bedroom first floor apartment comprising of: private entrance hallway, modern fitted kitchen with electric cooker and hob, fridge and plumbing for a washing machine, spacious lounge, generous double bedroom and shower room.

Electric heating and on Street Parking.

This apartment is conveniently located for York City Centre and has good access to the outer ring road.

New carpets and flooring throughout.

To be let on an unfurnished basis.

Available early April.

EPC Rating D

Council Tax Band rating A

Lounge

12'5" x 13'9" (3.8 x 4.2)



Bedroom

11'5" x 11'1" (3.5 x 3.4)

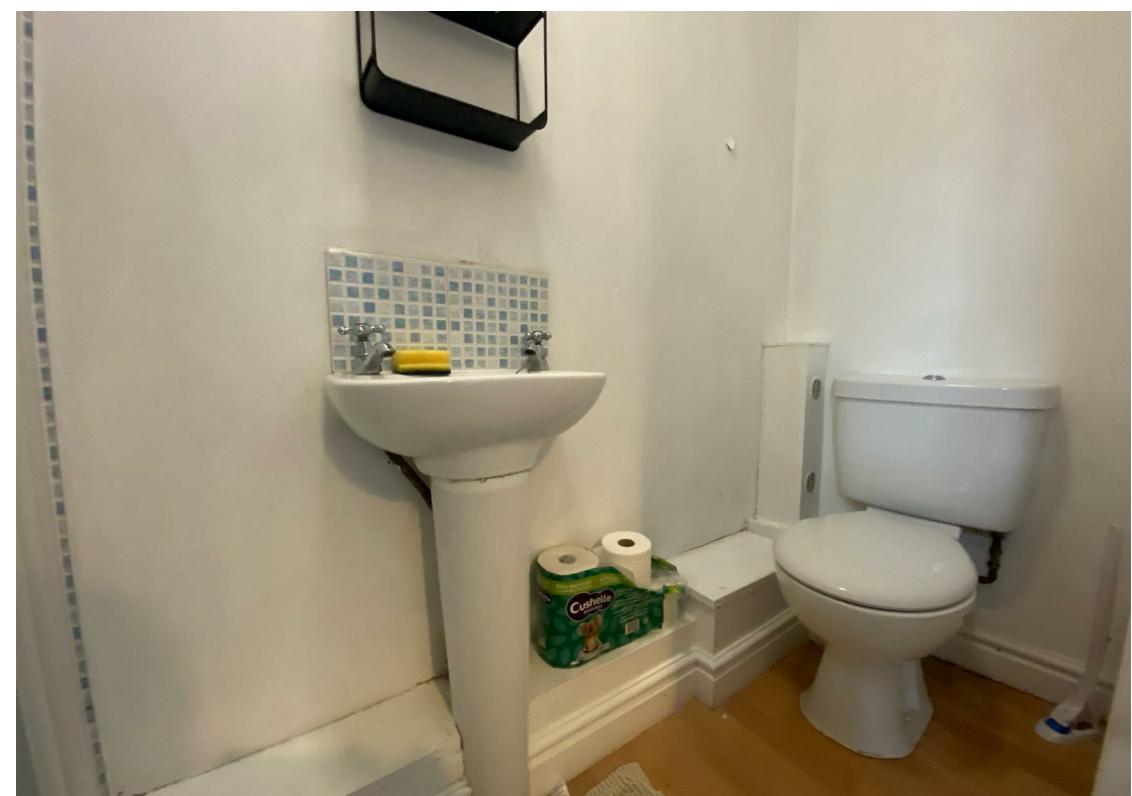


Bathroom

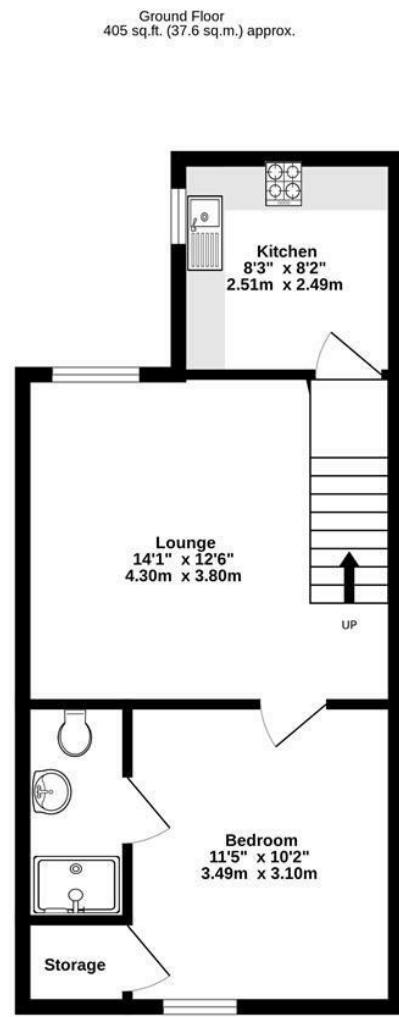
2'7" x 7'10" (0.8 x 2.4)

Kitchen

7'10" x 7'10" (2.4 x 2.4)

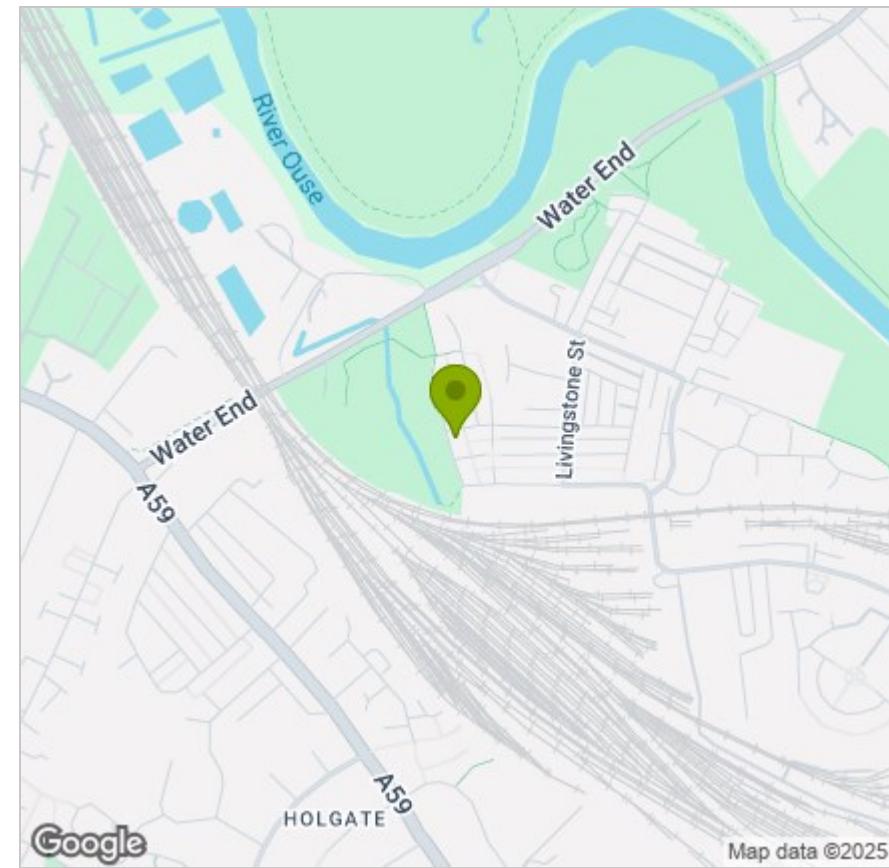


FLOOR PLAN



TOTAL FLOOR AREA: 405 sq.ft. (37.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services and fixtures in the property have not been tested 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 or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	80
(69-80)	C	67
(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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