



The Garden Courtyard, 13 Wenlock Terrace  
York, YO10 4DU

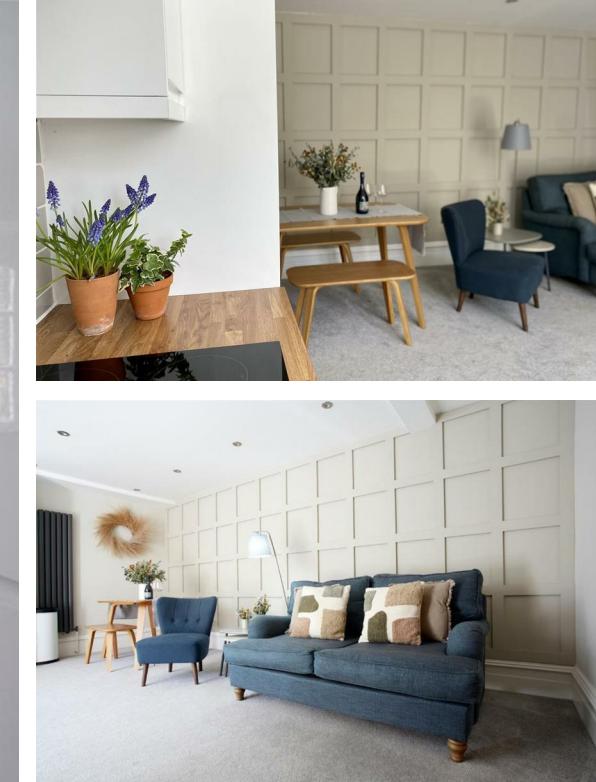
Guide Price £195,000



FABULOUS APARTMENT IDEAL FOR HOLIDAY RENTAL OR FIRST TIME BUYERS ALIKE WITH EASY ACCESS TO CITY CENTRE - Churchills Estate Agents are delighted to offer for sale this impressive investment opportunity located in this highly regarded area within this attractive period building, just a short walk away from York's bustling streets, historic attractions as well highly regarded restaurants, cafe's and bars. Having the benefit of its own private paved courtyard, this well cared for and successful property comprises entrance hallway, fully fitted kitchen, large living area, double bedroom and modern shower room. An internal viewing of this superb apartment is highly recommended. Further information and figures can be provided on request via Churchills Estate Agents and Welcome Lets.

### **Kitchen**

Entrance door, fitted wall and base units with oak counter top, integrated fridge freezer, electric oven and hob, slimline dishwasher, integrated washing machine, tiled flooring. Window onto courtyard.



### **Bedroom**

Window to front, radiator, wardrobed area, carpet, power points.

### **Shower Room**

Walk-in mains shower cubicle, tiled walls, tiled flooring, wash hand basin, low level W.C, spotlights, panelled heater, extractor fan.

### **Courtyard**

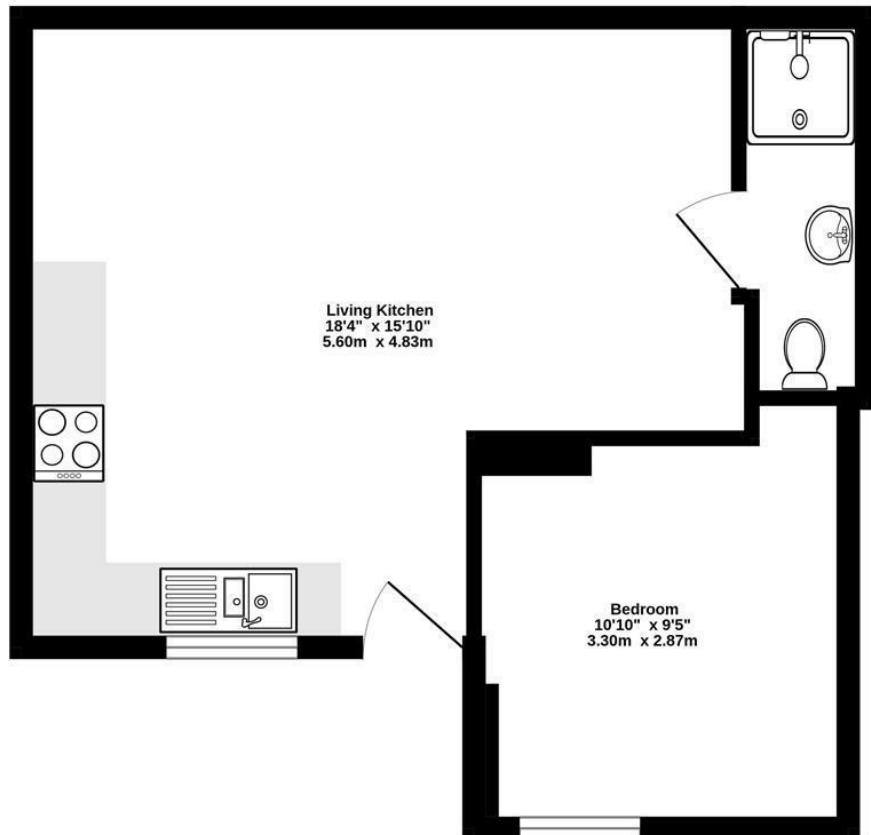
Indian stone paved courtyard with storage shed, communal areas including hallway and large courtyard.

### **Lease/Service Charge TBA**



## FLOOR PLAN

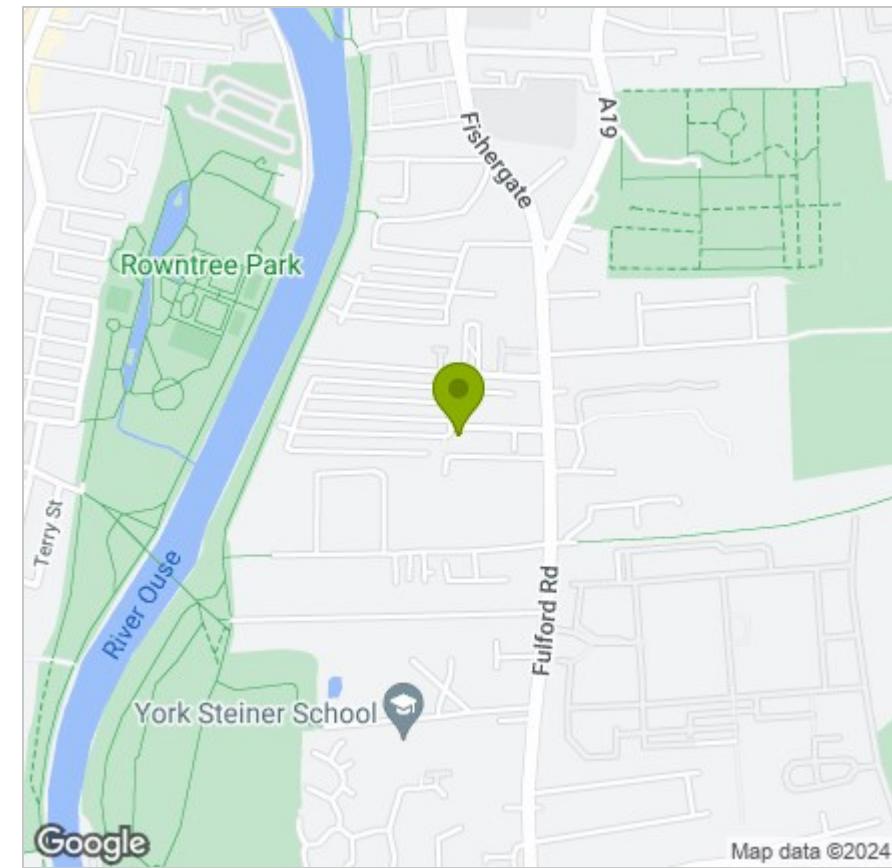
Ground Floor  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 373 sq.ft. (34.6 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. 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 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	
(69-80)	C	78
(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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