



HUDSON  
MOODY

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

A beautifully presented one bedroom apartment in a converted Victorian terraced situated in a quiet street off Fulford Road. The apartment has been modernised and benefits from a generous open plan living area, kitchen and south facing private courtyard.

- **Beautifully Modernised One Bedroom Apartment**
- **Spacious Living Area with Dining**
- **Fitted Kitchen with Intergrated Appliances**
- **Separate Shower Room**
- **Double Bedroom**
- **Private Courtyard Area**
- **Sought After Location Close To York City Centre**
- **Permit Parking Available**
- **Holiday Lets Allowed**

**Guide Price £195,000**

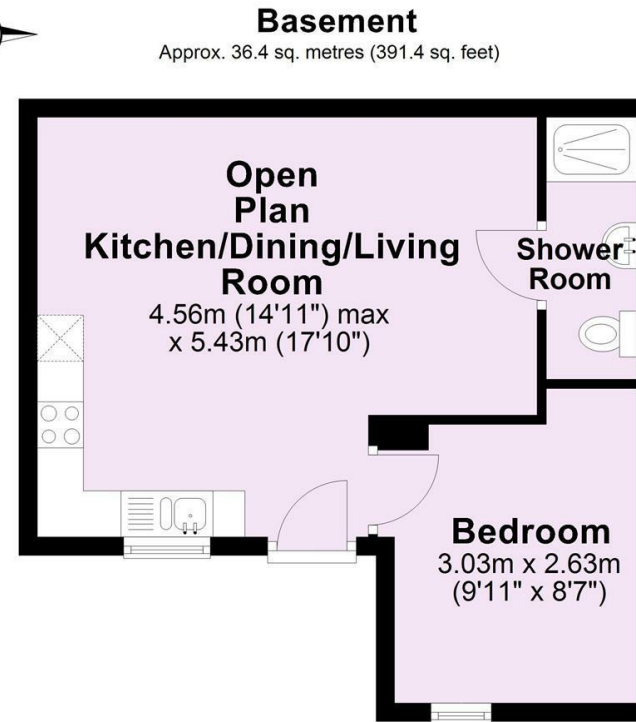
**Tenure: Leasehold**

**Council Tax Band:**

Lease Years Remaining: 997 years

Service Charge: TBC

Ground Rent: £0

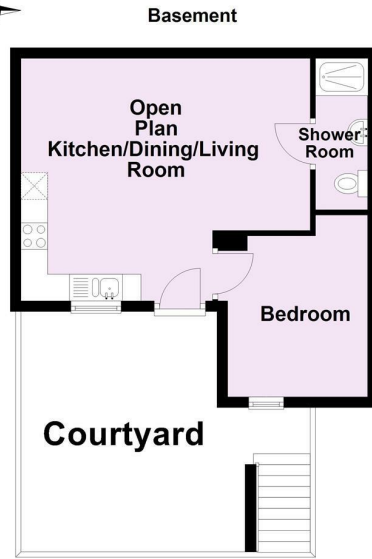


Total area: approx. 36.4 sq. metres (391.4 sq. feet)

For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.

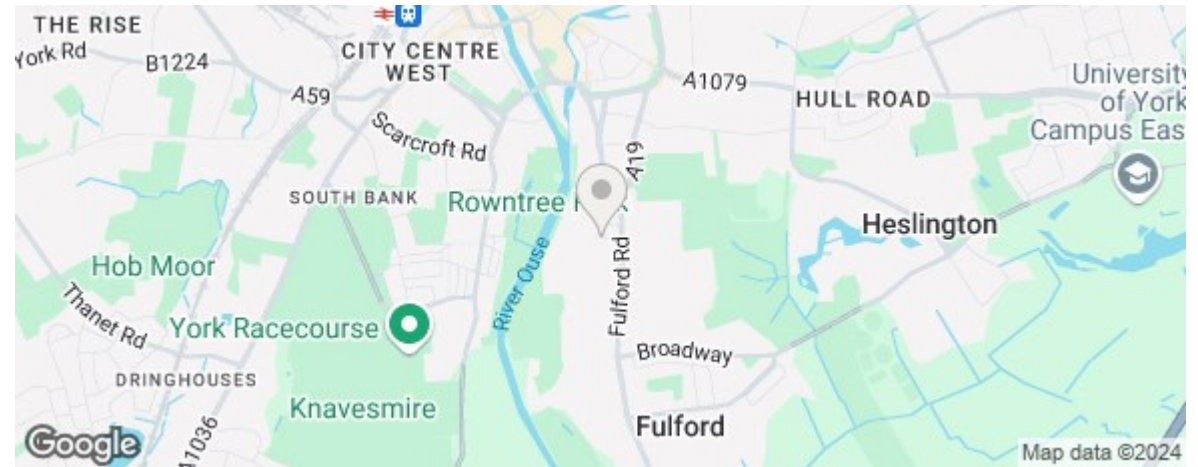






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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**IMPORTANT NOTICE**

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
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