



APARTMENT 5 CHURCH HOUSE , OGLEFORTH , YORK , NORTH YORKSHIRE , YO1 7AG

**Unfurnished, £1,350 pcm, Available Now**





## £1,350 pcm Unfurnished



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2



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• 2 Bedroom • City Centre • Garden • Open plan kitchen-dining-living • Council Tax Band E

• EPC Rating = B (82) • Council Tax = E

### Description

Church House, Ogleforth, York is a stunning two bedroom apartment in a prime location just minutes away from the iconic York Minster.

The apartment is unfurnished and includes all white goods.

Entrance Hall: The entrance hall has a cupboard providing useful storage space.

Dining Kitchen: Dining kitchen with a range of contemporary base and wall units. Built in appliances include, fridge freezer, oven, ceramic hob, dishwasher and washing machine.

House Bathroom: Partially tiled house bathroom with shower cubicle with mixer shower, vanity unit providing useful storage with inset basin, low suite WC.

Principal Bedroom: Double bedroom with built in wardrobe and ensuite shower room.

Bedroom Two: Double bedroom with built in wardrobe.

Pictures taken July 2024.

### Outside

Use of private garden

### Tenancy

RENT: £1,350 per calendar month. Payable in advance by bank standing order.

DEPOSIT: £1,557 five weeks rent, will be held by Savills as Stakeholder in a non-interest bearing account and registered with The Tenancy Deposit Scheme. It will be returnable on termination, subject to compliance with the terms and conditions of the agreement.

Landlord responsible for repairs.

No Smoking

Pets considered and to be approved by the landlord in writing beforehand.

### Services

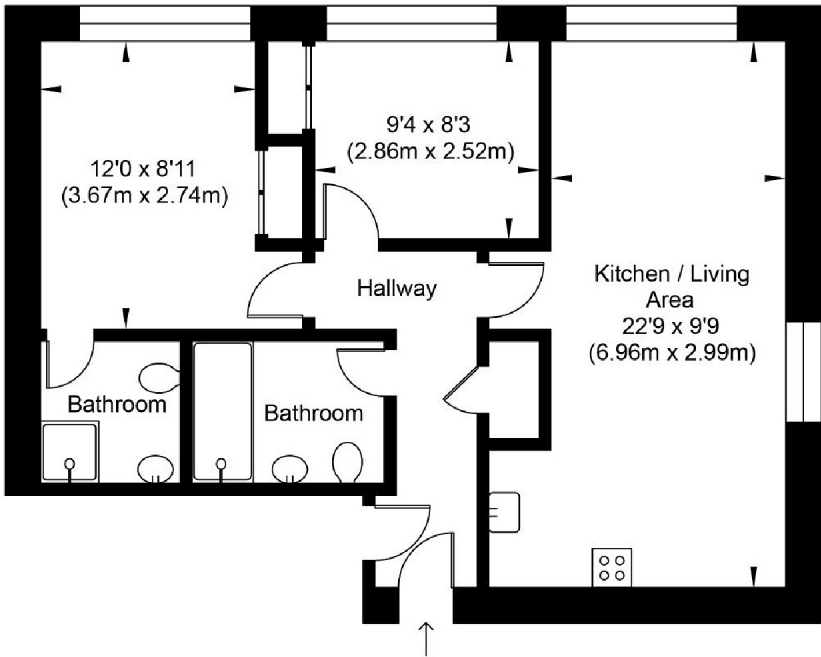
Mains Electric, Gas and Water.



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Local Information  
Ogleforth, York

APPROXIMATE GROSS INTERNAL FLOOR AREA  
Total - 634 SQ FT / 58.86 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
Floor plan copied from existing plan and accuracy cannot be guaranteed.  
All Measurements and fixtures including doors and windows  
are approximate and should be independently verified.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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