



28a Garnet Terrace Leeman Road  
York, YO26 4XX  
£825 PCM

**\*\*Modern Ground Floor Apartment\*\***

This well presented one bedroom ground floor flat located just off Leeman Road is within walking distance of York City Centre and the railway station.

The property briefly comprises a lounge, kitchen with integrated cooker & ceramic hob, a washer/dryer and fridge freezer, double bedroom & shower room. The property benefits from a small enclosed rear yard and on street parking.

Sorry no pets

Available Mid July

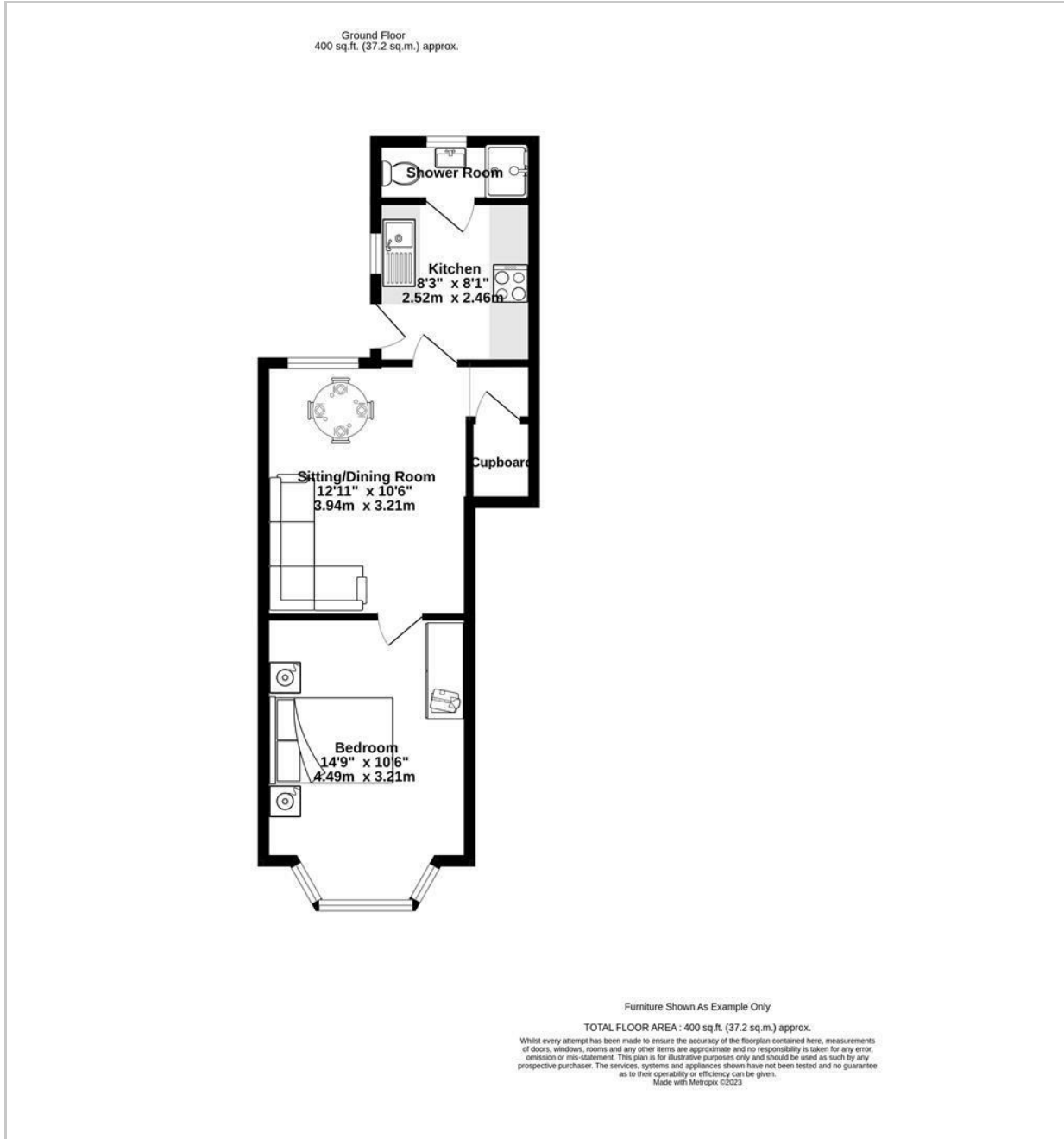
EPC Rating E

Council Tax Band A

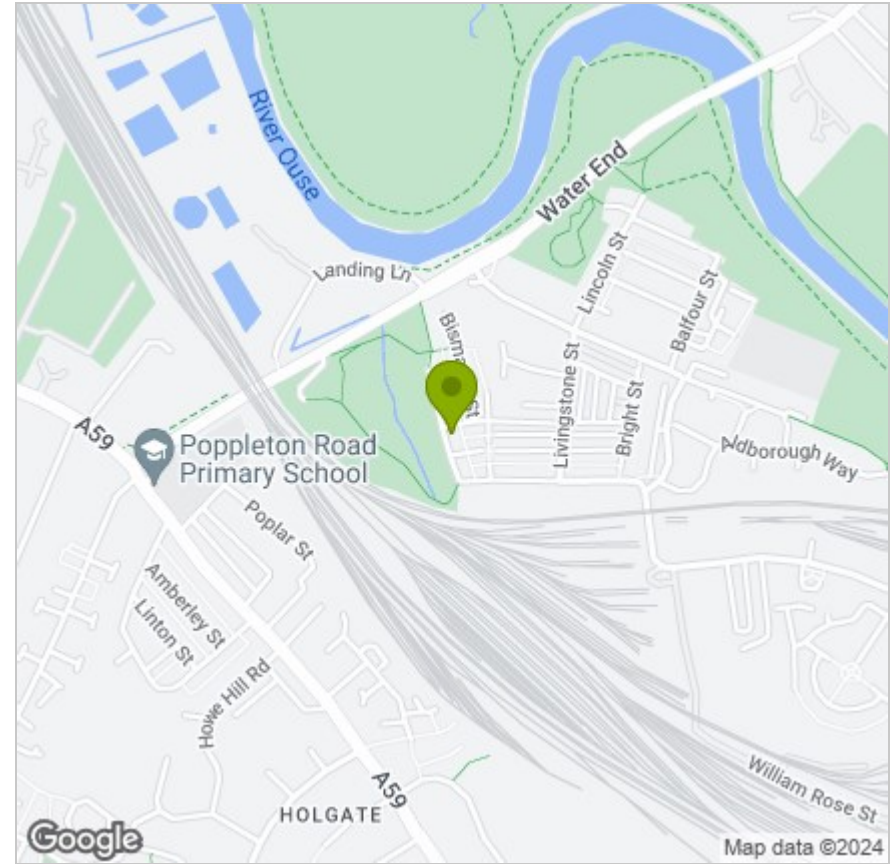




# FLOOR PLAN



# LOCATION



## EPC

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>			<b>66</b>
(55-68) <b>D</b>		<b>44</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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