



ORCHARD COURT, YORK
£675,000

Carter Jonas

ORCHARD COURT, YORK, YO31 7NF

Nestled within the exclusive gated community of Orchard Court, this elegant three-story townhouse offers a prime location just a short stroll from the iconic York Minster. Boasting spacious and well-presented accommodation, this home features a charming courtyard-style garden, perfect for contemporary living.

Upon entering, you are greeted by a reception hall that sets the tone for the rest of the home. The ground floor features an open-plan dining kitchen, to the rear, the kitchen opens into a living room, where French doors lead out to the private garden, creating an indoor-outdoor living experience.

The first floor offers a double bedroom with an en-suite shower room, a second double, and a house bathroom. A utility room is also located on this floor, catering to the needs of a busy household. The top floor has two additional double bedrooms, both offering storage and rooftop views. These rooms are served by a shower room.

Externally, the property features a courtyard-style garden, enclosed within iron fencing and adorned with shrubs. This outdoor space is perfect for entertaining, with a patio area and a garden shed. Additional benefits include a communal bike and bin store, a designated parking space, and communal visitor parking behind the secure electric gates. With its prime location and thoughtful design, this townhouse offers a unique living experience in the heart of York.

TENURE Freehold

LOCAL AUTHORITY City of York Council

EPC BAND C

THIS ELEGANT THREE-STORY TOWNHOUSE IN ORCHARD COURT OFFERS SPACIOUS, WELL-PRESENTED ACCOMMODATION, A CHARMING COURTYARD GARDEN, AND A PRIME LOCATION NEAR YORK MINSTER, PERFECT FOR





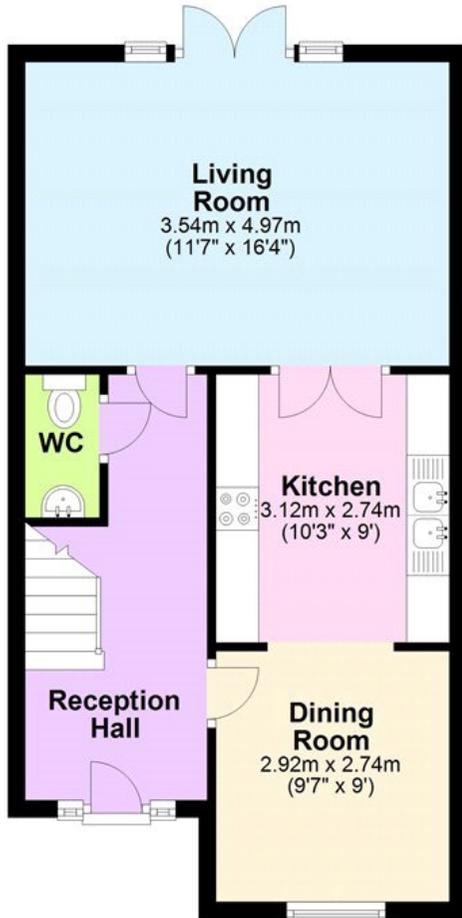
Classification L2 - Business Data



Classification L2 - Business Data

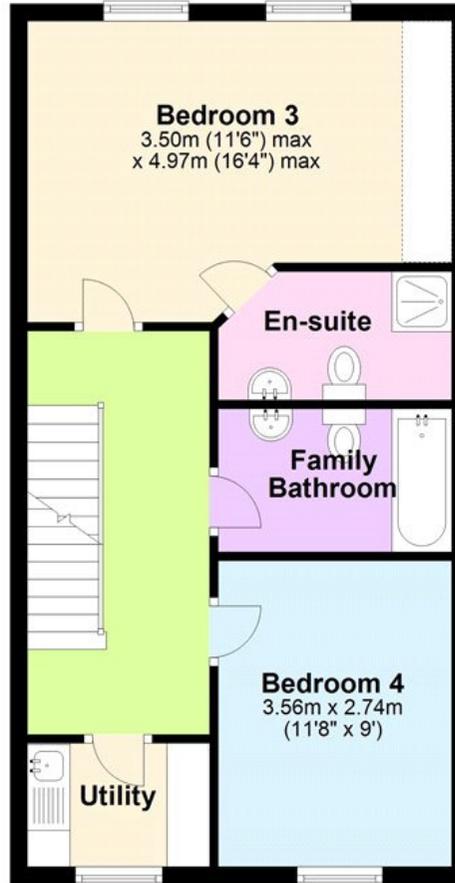
Ground Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



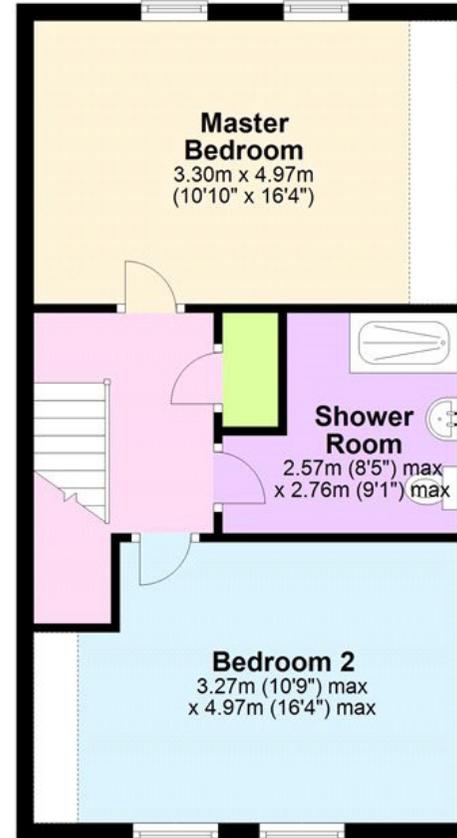
First Floor

Approx. 48.9 sq. metres (526.3 sq. feet)



Second Floor

Approx. 46.4 sq. metres (499.3 sq. feet)



Total area: approx. 141.2 sq. metres (1519.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	80	87
(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	

York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.