



**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



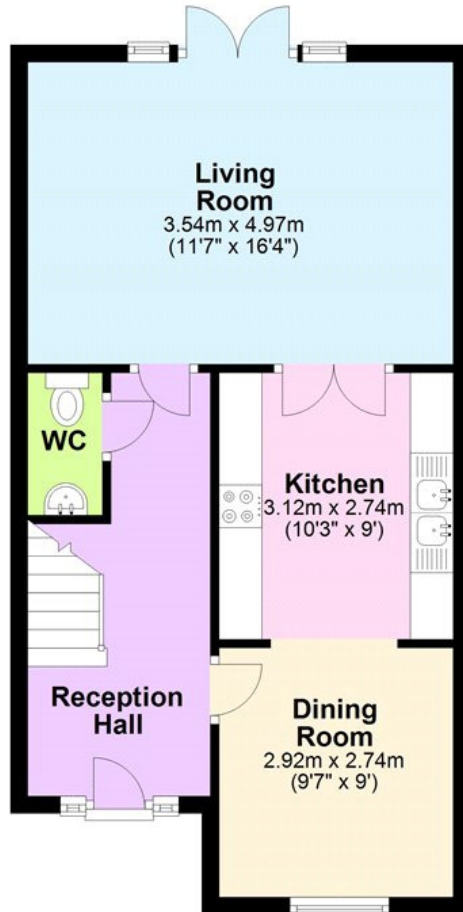


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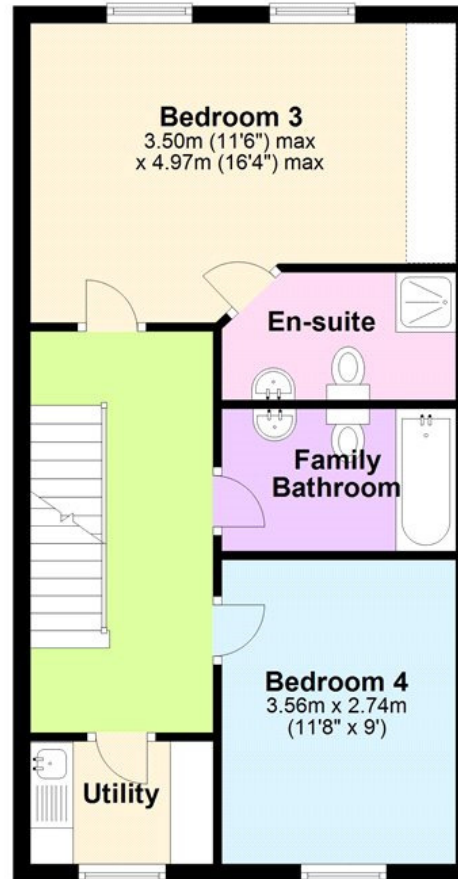
## Ground Floor

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



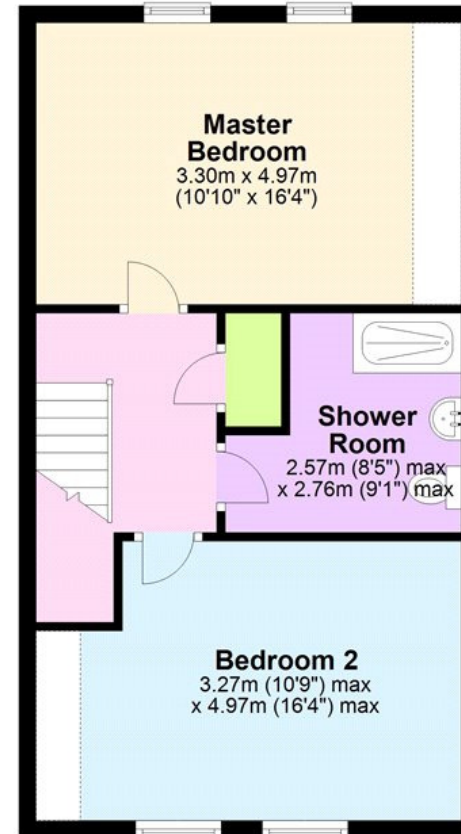
## First Floor

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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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