



## Audby Court, Wetherby

- GROUND FLOOR FLAT
- MODERN KITCHEN
- GOOD TRANSPORT LINKS

- GARDEN
- CENTRAL WETHERBY

Tenure:

**£875 Per Month**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Audby Court, Wetherby

## DESCRIPTION

Welcome to this charming ground floor apartment located in the heart of Central Wetherby, within the desirable Audby Court. This modern flat offers a delightful living space, perfect for those seeking comfort and convenience in a vibrant community.

As you enter, you will find a spacious reception room that provides an inviting atmosphere with good natural light. One of the standout features of this property is the modern kitchen with its circular window as a focal point. The private garden offers a serene outdoor space to enjoy fresh air and soak up the sun trap.



The flexible landlord is an added benefit, making it easier for you to settle in and feel at home. This apartment is perfect for individuals or small families looking for a modern living space in a central location, with easy access to local amenities, shops, and transport links.

In summary, this ground floor flat in Audby Court presents an excellent opportunity for those seeking a stylish and convenient home in Wetherby. Don't miss the chance to make this lovely apartment your own.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC
			

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Wetherby Lettings Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01937 588228 Email:

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