

## Lowther Street, , York, YO31 7EG

- GROUND FLOOR
- HALF A MILE TO CITY WALLS
- EPC RATING C
- ALLOCATED PARKING
- COMMUNAL GARDENS
- COUNCIL TAX BAND C

**£230,000**



# Lowther Street, , York, YO31 7EG

## DESCRIPTION

A two bedroom, ground floor apartment located less than half a mile from York's historic city walls.

The property is accessed via a communal entrance with intercom entry system. Upon entering the property itself you have an entrance lobby with useful storage cupboard, the lobby in turn leads to an inner hallway which provides access to the other main rooms.

The kitchen features a range of base and wall units, integrated appliances and space for a free standing fridge freezer.

The generous living space is found to the front of the property and is filled with light from the floor to ceiling sliding door to the front elevation. The two double bedrooms are found to the rear of the property, one of which has a door leading to a patio seating area overlooking the communal gardens.

The internal accommodation is completed by the bathroom with sink, W.C and bath with shower over.

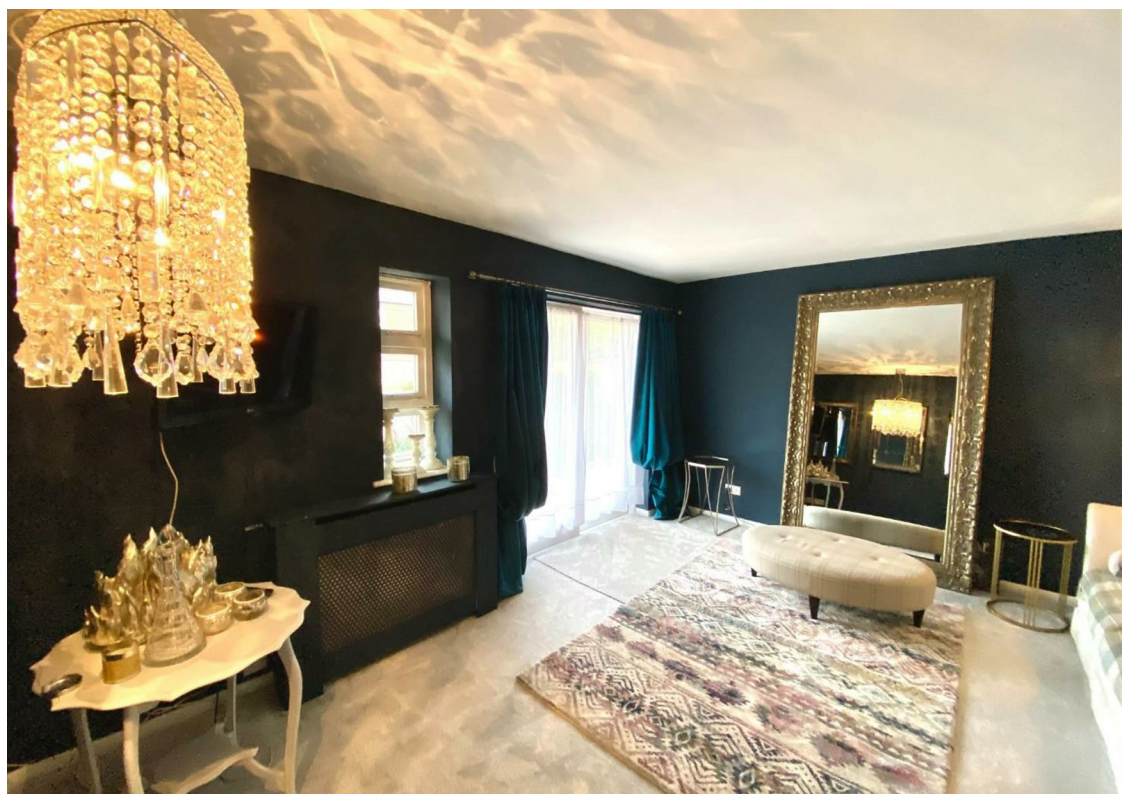
Externally there are communal gardens and a car park with an allocated space for this apartment.

Viewing is highly recommended to truly appreciate all this property has to offer.

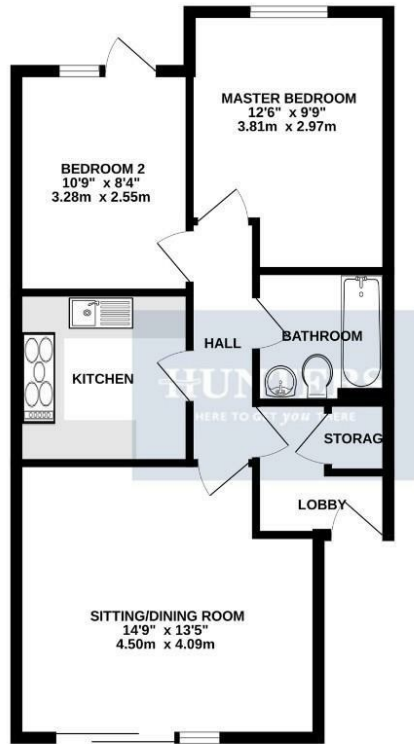
\*Please note the photos on this listing were taken prior to the current tenancy.

£70 per month is paid to the management company for ground rent and service charge.





GROUND FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan concerned herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropix ©2024

### Viewings

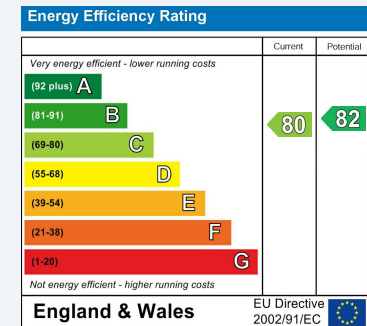
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE  
Tel: 01904 621026 Email: [york@hunters.com](mailto:york@hunters.com) <https://www.hunters.com>

