



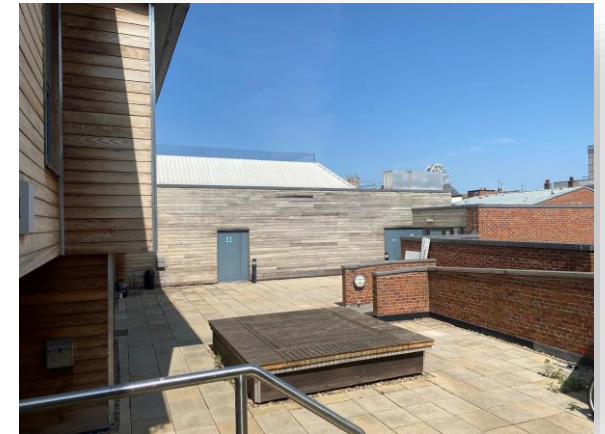
**Spurriergate House Peter Lane, York YO1 8SZ**



**welcome to**

## **Spurriergate House Peter Lane, York**

A fantastic one bedroom apartment located in a central city centre location, surrounded by the large choice of amenities, conveniences and attractions that York has to offer. This is a rare opportunity for those investors looking for a holiday let in the city centre.



### **Entrance Hall**

The entrance hall way has laminate flooring throughout, a telephone entry system, an electric radiator and a utility cupboard

### **Cloakroom**

The cloakroom has a w.c, wash hand basin, a towel radiator, an extractor fan, tiled flooring, a shaver point and spotlighting.

### **Kitchen/ Living Room**

15' 6" max x 13' 8" + recess in to window ( 4.72m max x 4.17m + recess in to window )

An open plan kitchen/living space with the kitchen area comprising of fitted wall/base units, laminate flooring throughout. an oven, a hob, a cooker hood, an integrate fridge/freezer, an integrated dishwasher, spotlighting and a microwave. The living area has a tv point, a telephone point, two electric radiators, a window to the side and two windows to the front.

### **Bedroom**

Irregular Shaped Room 15' 7" max x 10' 1" max ( 4.75m max x 3.07m)

A carpeted double bedroom with a radiator, a window to the rear and a door to the en suite

### **En Suite**

The en suite has a shower over the bath tub, an extractor fan, a wash hand basin, a w.c and a towel radiator.



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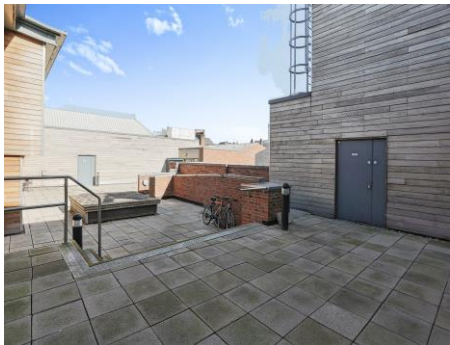
## Spurriergate House Peter Lane, York

- A MODERN ONE BEDROOM APARTMENT IN A CENTRAL CITY CENTRE LOCATION
- HOLIDAY LETS ALLOWED
- WELL PRESENTED THROUGHOUT
- ROOF TOP TERRACE
- A RARE INVESTMENT OPPORTUNITY

Tenure: Leasehold EPC Rating: E

offers over

**£230,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
YOR108373 - 0004

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