



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

**welcome to**

**Spurriergate House Peter Lane, York**

A superb two 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.



## Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

## Entrance Hall

The entry hall to the home has a telephone entry system, a storage heater and a storage cupboard which has plumbing for a washing machine.

## Kitchen/ Living

23' 10" + recess x 9' 9" max ( 7.26m + recess x 2.97m max )  
A open plan kitchen/living area with laminate flooring, fitted wall/base units, an integrated fridge/freezer, an integrated dishwasher, an integrated microwave, a hob, an oven, a cooker, two storage heaters, LED spotlights, a window to the rear and a door to the balcony which looks over Spurriergate.

## Bedroom One

15' 2" + recess x 8' 9" ( 4.62m + recess x 2.67m )  
The first double bedroom has carpeted floors, a storage heater, a window to the rear and a door to the en suite.

## En Suite

The en suite to the first bedroom has a shower cubicle, a w.c, a wash hand basin, an extractor fan, a shaver point and a towel radiator.

## Bedroom Two

12' 4" max x 8' max ( 3.76m max x 2.44m max )  
The second double bedroom has a window to the front of the apartment and a storage heater.

## Bathroom

The main bathroom has a w.c, a wash hand basin, a bath tub with the shower over, a towel radiator, a shaver point, spotlighting and an extractor fan.

## Exterior

The property benefits from a balcony which looks over Spurriergate and Coney Street. There is also a great communal roof top area.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Spurriergate House Peter Lane, York

- A MODERN TWO BEDROOM APARTMENT IN A CENTRAL CITY CENTRE LOCATION
- HOLIDAY LETS ALLOWED
- WELL PRESENTED THROUGHOUT
- BALCONY OVERLOOKING SPURRIERGATE AND CONEY STREET
- A RARE INVESTMENT OPPORTUNITY

Tenure: Leasehold EPC Rating: D

# £280,000



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:  
YOR108670 - 0002



william h brown



**01904 621138**



York@williamhbrown.co.uk



48 Goodramgate, YORK, North Yorkshire, YO1 7LF



**williamhbrown.co.uk**

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.