



3 The Tannery Lawrence Street
York, YO10 3WF
£1,200 Per Month



STUNNING FIRST FLOOR APARTMENT WITH PARKING

AVAILABLE END OF MARCH

Set within this gated development just off Lawrence Street, and offering an allocated parking space this opportunity is not to be missed. Located less than a mile from York City Centre, with easy access links onto the A64, this property is perfect for professionals, young couples or family.

The property comprises communal entrance hall with a video entry phone and lift access, entrance hallway, bright and spacious living room, luxury fitted kitchen with integral appliances, master bedroom with en-suite shower facilities, second bedroom and family bathroom complete with bath, toilet and sink unit.

The property benefits from BT Wi Fi and is to be let fully furnished.

Sorry no pets or smoking/vaping or students.

Council Tax Band D.

Entrance Hallway

Entrance door, electric heater, skirting. Oak effect laminate flooring.

Living Room

18'05 x 12'02 (5.61m x 3.71m)

Two windows to front, power points, skirting. Oak effect laminate flooring.

Kitchen

5'11 x 8'07 (1.80m x 2.62m)

Wall and base units with counter top, stainless steel sink and draining board, integrated oven with electric hob, integrated fridge freezer, power points. Porcelain tiled flooring.





Bathroom

Bath with shower over, low level W.C, wash hand basin, heated chrome towel rail. Fully tiled walls and flooring.

Bedroom One

15' x 11'01 (4.57m x 3.38m)

Window to front, electric heater, power points, skirting. Carpeted flooring.

En-Suite

Shower cubicle, low level W.C, wash hand basin, heated towel rail. Tiled flooring.

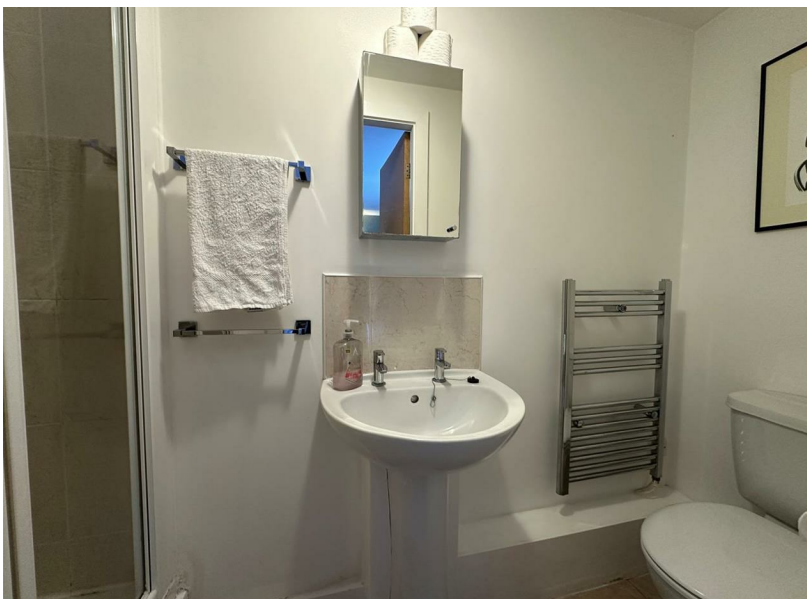
Bedroom Two

7'02 x 12'02 (2.18m x 3.71m)

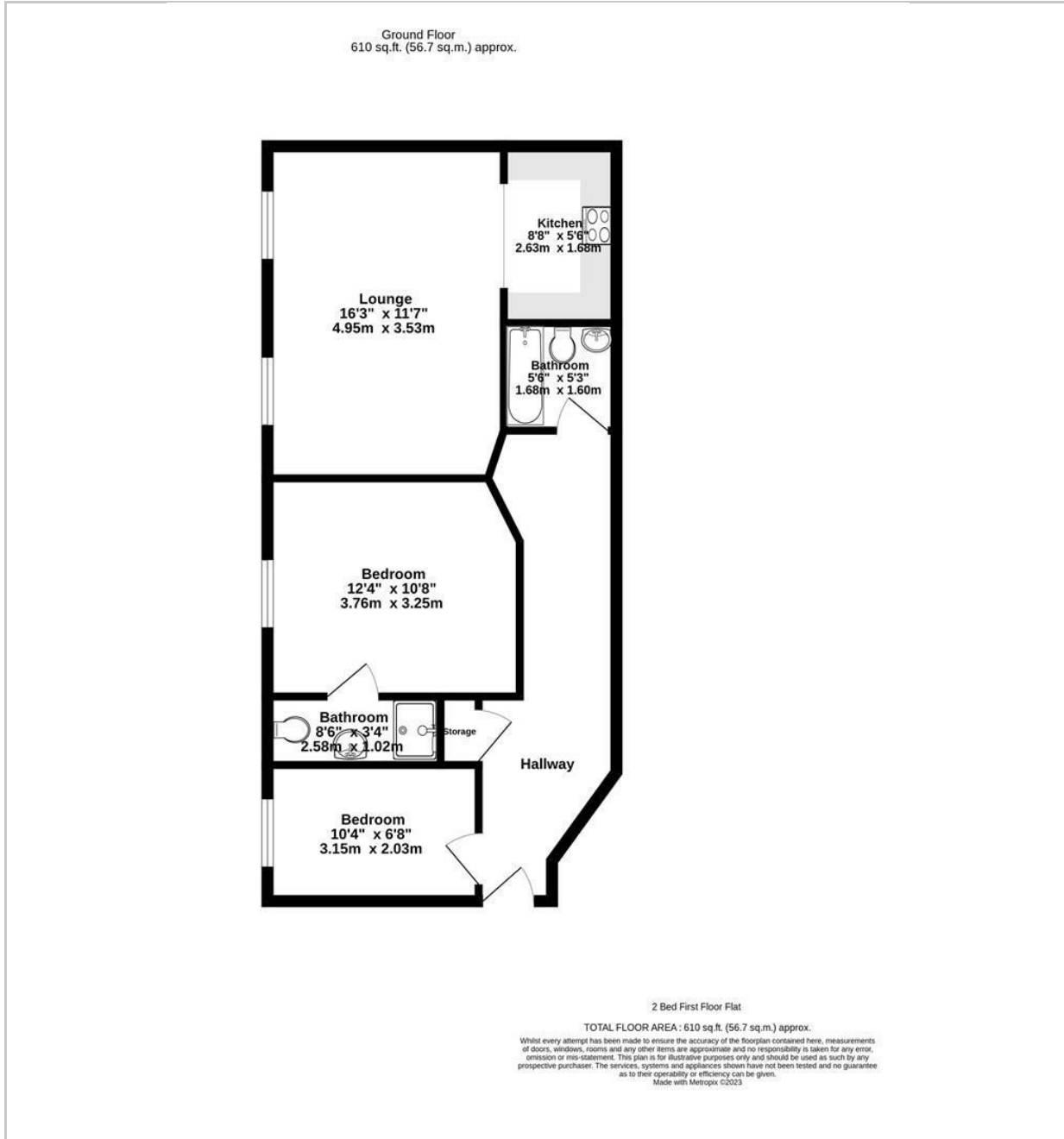
Window to front, electric heater, power points, skirting. Carpeted flooring.

Outside area

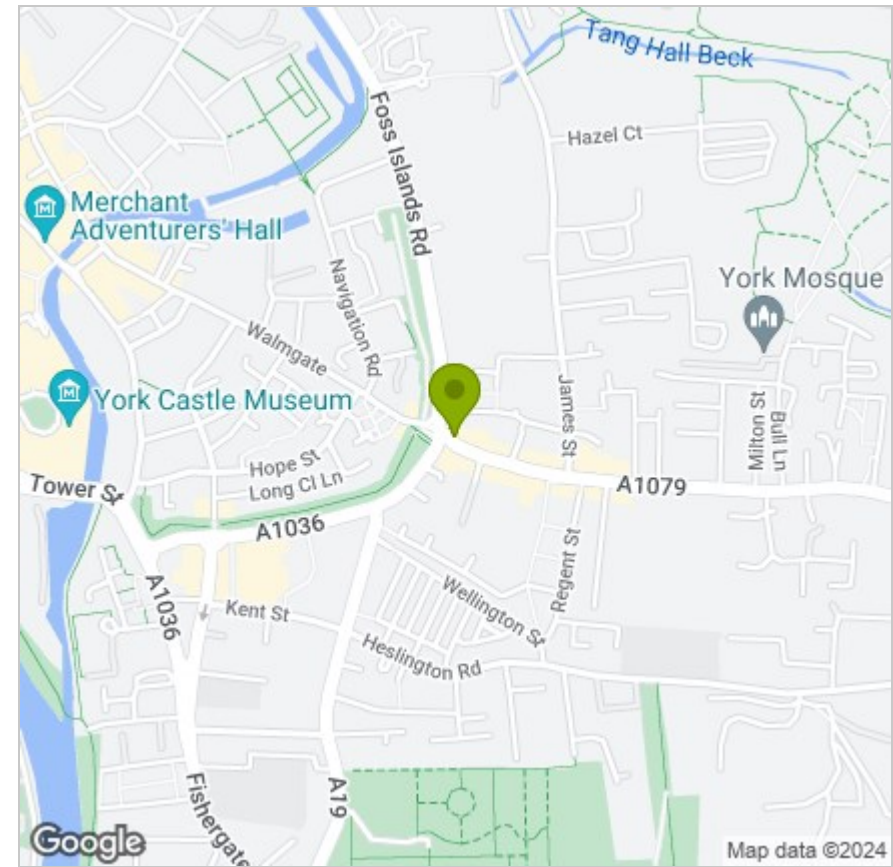
Gated development accessed via electric keypad, block paved car park with allocated parking.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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