



Flat 16 Manor Court Lawrence Street  
York, YO10 3EU  
£1,100 Per Month

 2  2  1  B



**AVAILABLE BEGINING OF AUGUST!**

A superb large two bedroom first floor Apartment forming part of this highly sought after development located Hull Road/Lawrence Street area of York being within only a few minutes walk of City Centre amenities.

The apartment has the benefit of gas central heating, UPVC double glazing and comprises; entrance hall, large open plan lounge/kitchen with full range of modern fitted units, master bedroom with en-suite shower room, large bedroom two and the family bathroom is fully tiled, with a shower over the bath. The property comes with its own allocated car parking space and communal gardens.

Ideal for individuals, sharers or a couple and to be let on a unfurnished basis.

EPC - B  
COUNCIL TAX - C

### **Entrance Hall**

### **Open Plan Lounge/Kitchen**

### **Kitchen Area**

### **Bedroom 1**

### **En-Suite Shower Room**

### **Bedroom 2**

### **Bathroom/WC**

### **Communal Gardens & Allocated Parking**

**(EPC) EEC next to EIR**

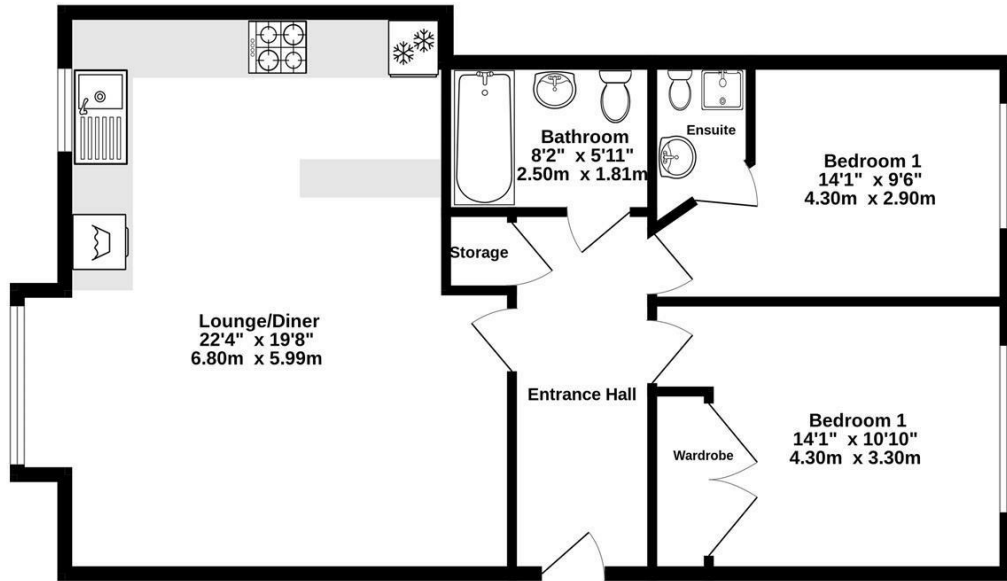






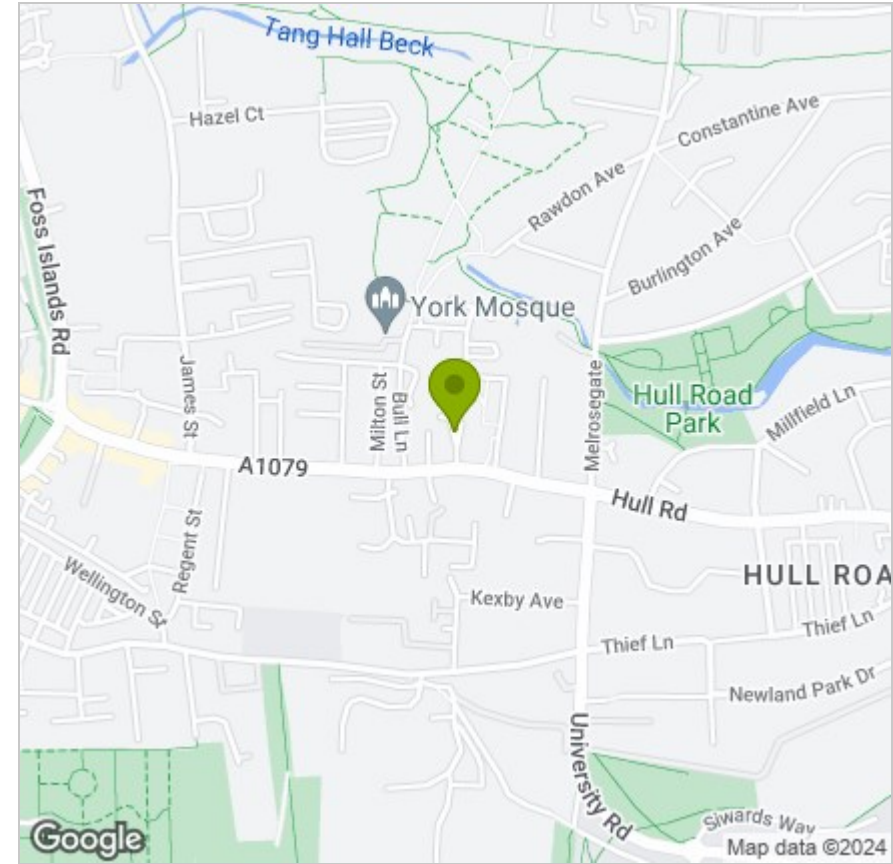
# FLOOR PLAN

Ground Floor  
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.  
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# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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