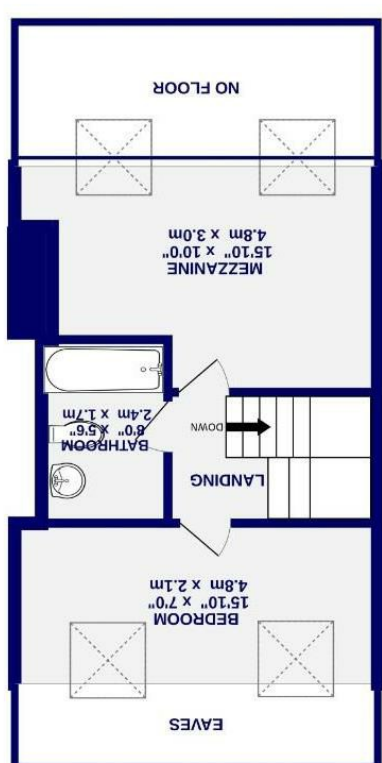


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the property on behalf of the vendor.

- EPC B
- Full Gas Central Heating
- 1000mb Broadband
- Arranged Over Two Floors
- Popular Location
- Allocated Parking With Visitors Space
- Three Bedrooms
- Top Floor
- Duplex Apartment

Leasehold
Council Tax Band - C

YO10 3EU Lawrence Street Off Hull Road, York



3RD FLOOR
369 sq. ft. (34.3 sq.m.) approx.



2ND FLOOR
525 sq. ft. (48.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plans, measurements of rooms and any other items are given as a guide only. It is recommended that you verify the measurements of rooms and any other items before entering into a purchase agreement. If included in the lease the agreement will form part of the overall contract and should be read in conjunction with the lease. The lease, terms and conditions of sale and any other documents referred to in this advertisement are available for inspection at the office. The lease is made with Ashtons (2024) and appliances shown have not been tested and so purchase as to their operability.



Lawrence Street
Off Hull Road, York
YO10 3EU

£260,000

 3  2

This spacious three-bedroom top-floor duplex apartment offers excellent living space and is conveniently located within easy reach of York City Centre. Situated in a quiet development off Lawrence Street, it is popular with both commuters and those needing access to the University of York. The area enjoys a strong local community, with a variety of amenities, including supermarkets and leisure facilities, all within walking distance.

The apartment is spread over two floors. The central hallway leads to an open-plan living, dining, and kitchen area with impressive two-storey ceilings, featuring Velux windows and large windows that fill the space with natural light. The kitchen is fitted with modern wood-effect units and granite-effect worktops, along with a range of integrated appliances and gas hob. At the rear of this floor is the master double bedroom, which includes a storage cupboard and a four-piece ensuite bathroom with both a bath and walk-in shower. A guest WC completes the ground floor. Upstairs, there are two additional double bedrooms and a family bathroom. The loft is boarded for storage.

Externally, the apartment benefits from an allocated parking and visitor space, a brick built bike store and communal gardens that surround the building.

Leasehold
Length of lease- 999 years from 1 January 2005
Ground rent £150 Per annum
Service charge Approximately £1,500 Per annum
Council Tax Band C

