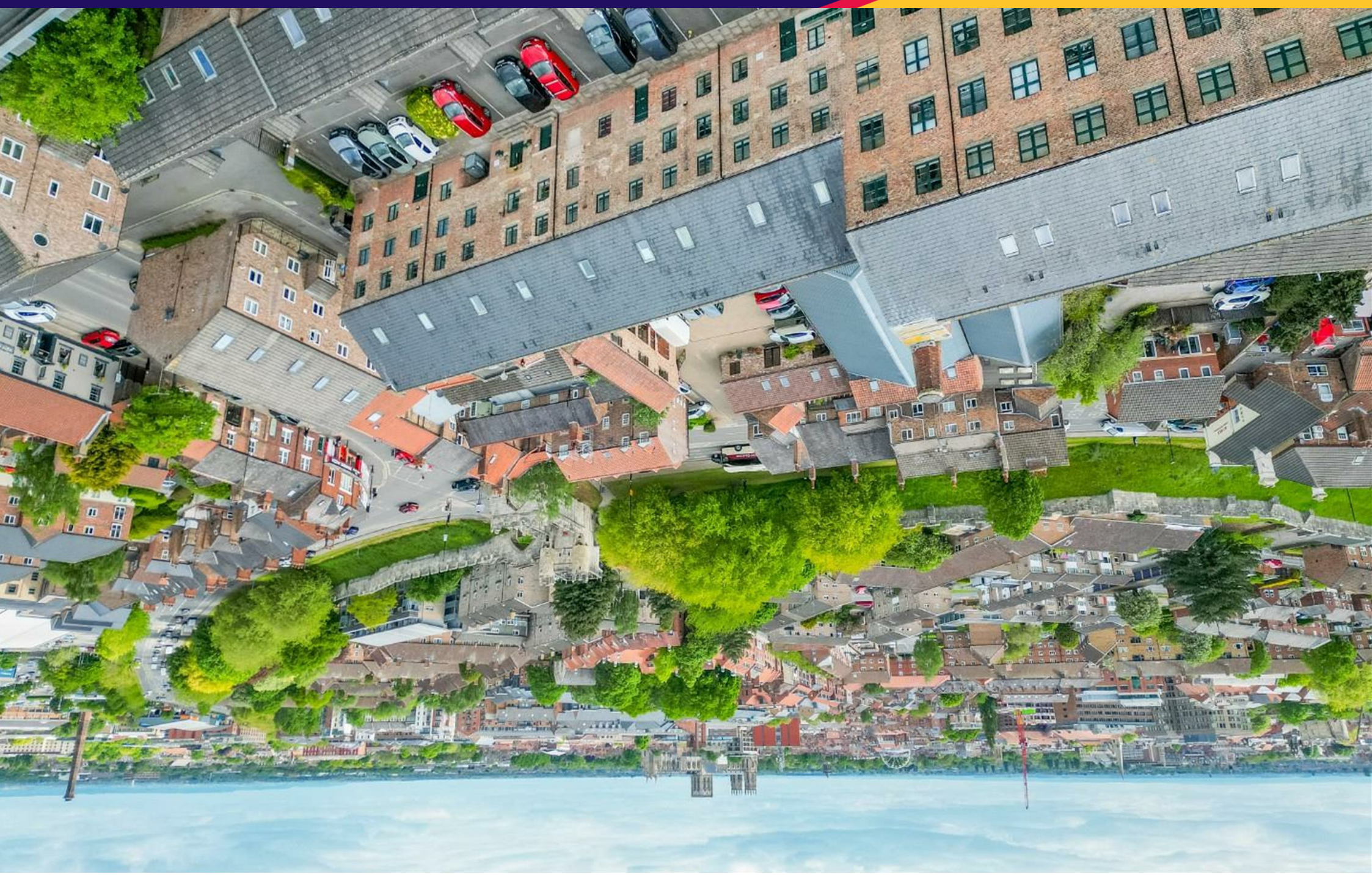
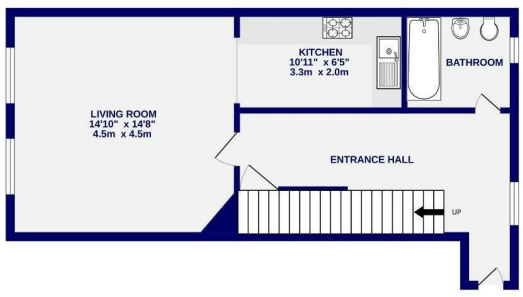


The Tannery, ; York Lawrence Street YO10 3WF

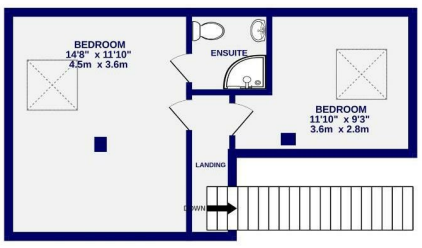
Leasehold
Council Tax Band - C

- No Onward Chain
- Views Towards York Minster
- Allocated Parking Space
- Walking Distance To City Centre
- Open Plan Living Dining Space
- Two Double Bedrooms Master With En Suite
- Fitted Kitchen With Appliances
- Duplex Apartment
- Secure Electric Gated Access
- EPC C

2ND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



3RD FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, If included in the plan the garage/stores will form part of the overall floor area 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.
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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 areas, measurements, 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 statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

The Tannery, Lawrence Street

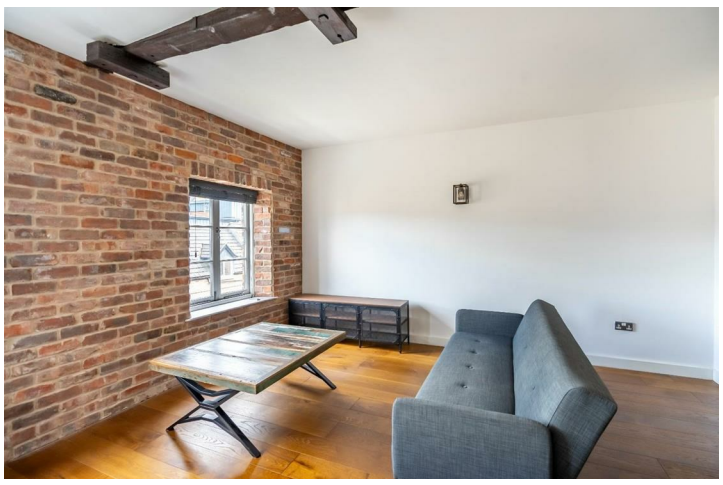
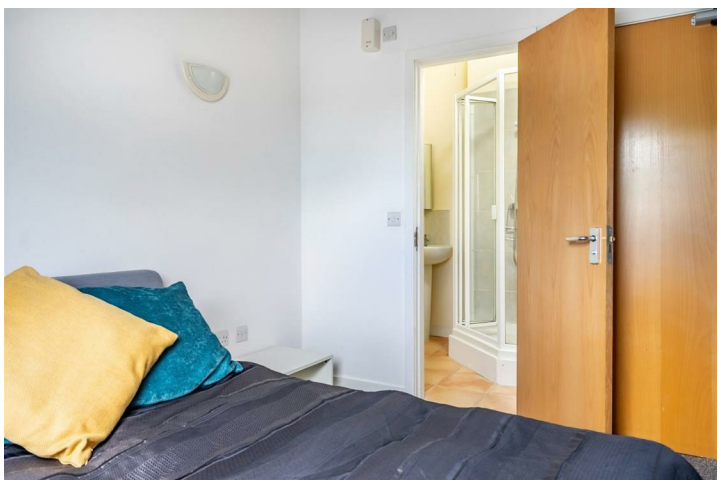
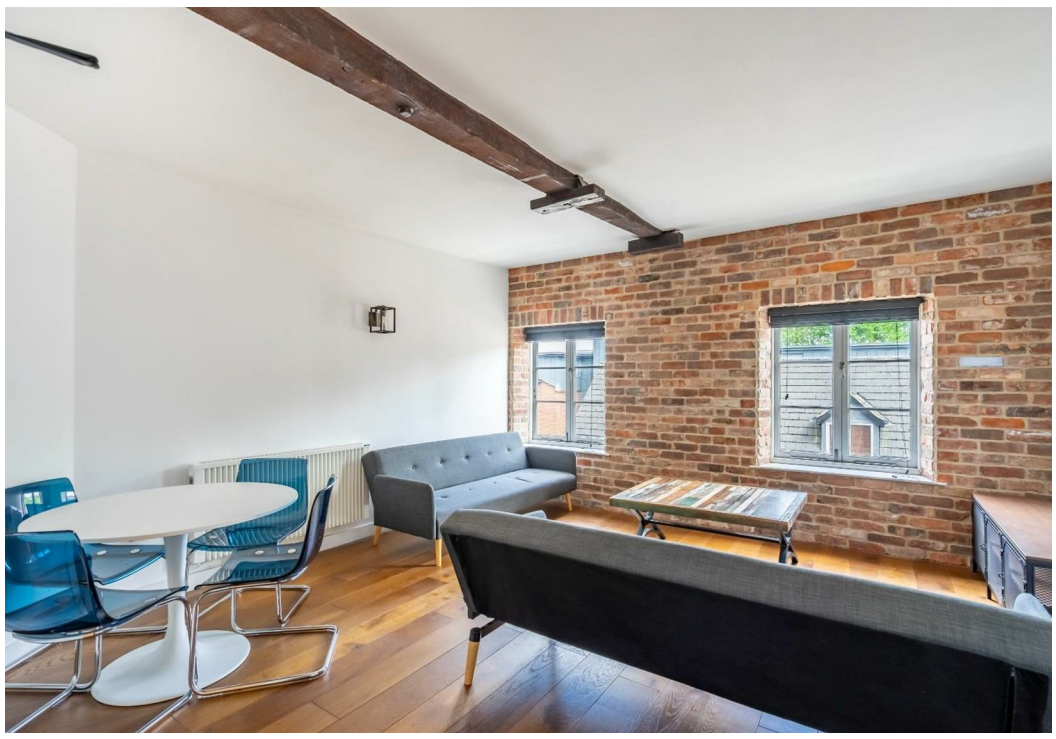
YO10 3WF

£220,000

2 2

Offered with no onward chain, this spacious and characterful duplex apartment forms part of an attractive tannery conversion, positioned within walking distance of York city centre. Set behind secure electric gates, the development enjoys a highly convenient location close to a range of amenities, eateries and all that our historic city has to offer, whilst also benefiting from allocated parking, secure bike store and impressive views across the rooftops of York towards York Minster. The property has also been enhanced in recent years with the replacement of the original storage heaters with modern, energy-efficient radiators, complete with WiFi-enabled remote heating control, while a brand new hot water cylinder was installed within the past year.

Accessed via a secure entry system, the apartment is arranged over the second and third floors and offers well proportioned accommodation throughout. The entrance hallway leads into a generous open plan living and dining space, filled with natural light from two windows and providing ample room for both seating and dining areas. Open to the reception space is the fitted kitchen, featuring a range of wall and base units complemented by granite effect work surfaces and integrated cooking appliances. The house bathroom completes this floor.

To the upper floor are two well proportioned double bedrooms, both enjoying character features including exposed structural beams and Velux windows. The principal bedroom further benefits from an en suite shower room.

Duplex apartments are a rare opportunity given the wider selection of apartments on offer within the scheme. The combination of character features, allocated parking and exceptional city centre convenience is sure to appeal to a wide range of purchasers including first time buyers, professionals and investors alike. The property is also offered with the option of being sold fully furnished.