



Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

3 Berkley House Lawrence Street
, YO10 3ES

£1,400 Per Month

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Modern City Living on the Edge of York's Historic Walls

Conveniently located just a short stroll from York's historic city walls, the property offers the perfect blend of city-centre convenience and modern comfort. This well-presented, two-bedroom apartment is ideal for working professionals, couples, or anyone looking for a vibrant lifestyle with everything York has to offer right on their doorstep.

Comes with allocated off-street parking space. The property has been decorated throughout and can be let part-furnished or unfurnished and includes white goods.

With an excellent energy efficiency rating (EPC Rating C - 78), this home is as practical and economical to run as it is comfortable.

Key Features

Prime Location: Situated on Lawrence Street, enjoy immediate access to the independent cafes of Walmgate, Foss Islands retail park, and effortless transport links. Flexible

Living: A versatile layout featuring a master double bedroom and a second bedroom that functions perfectly as a dedicated home office or guest room.

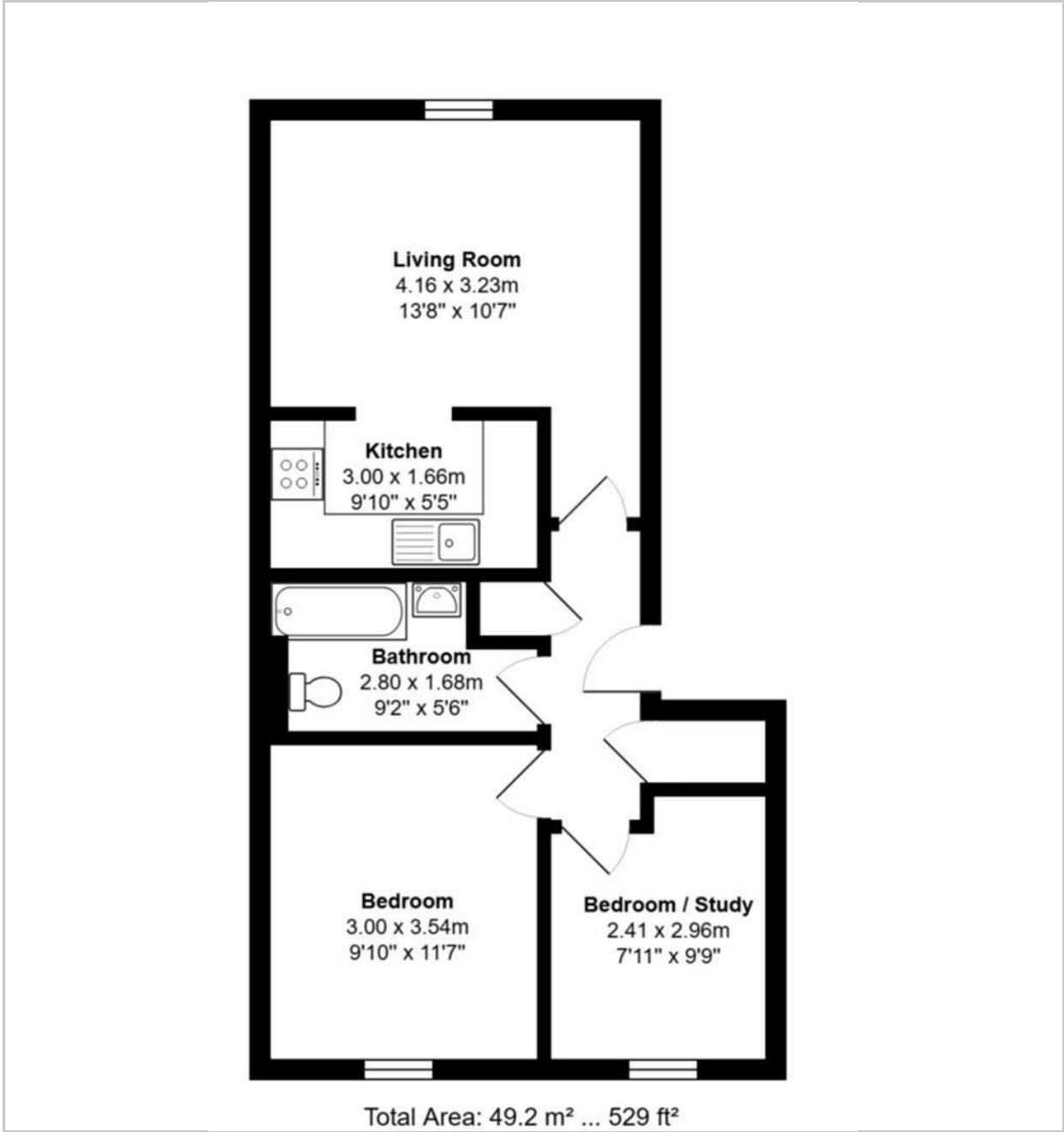
Bright & Airy Spaces: Neutrally decorated throughout, allowing you to easily put your own stamp on the space.

Efficient Living: Boasting a high EPC rating (Current 78 / Potential 80) to help keep utility bills in check.

Council Tax Band B.

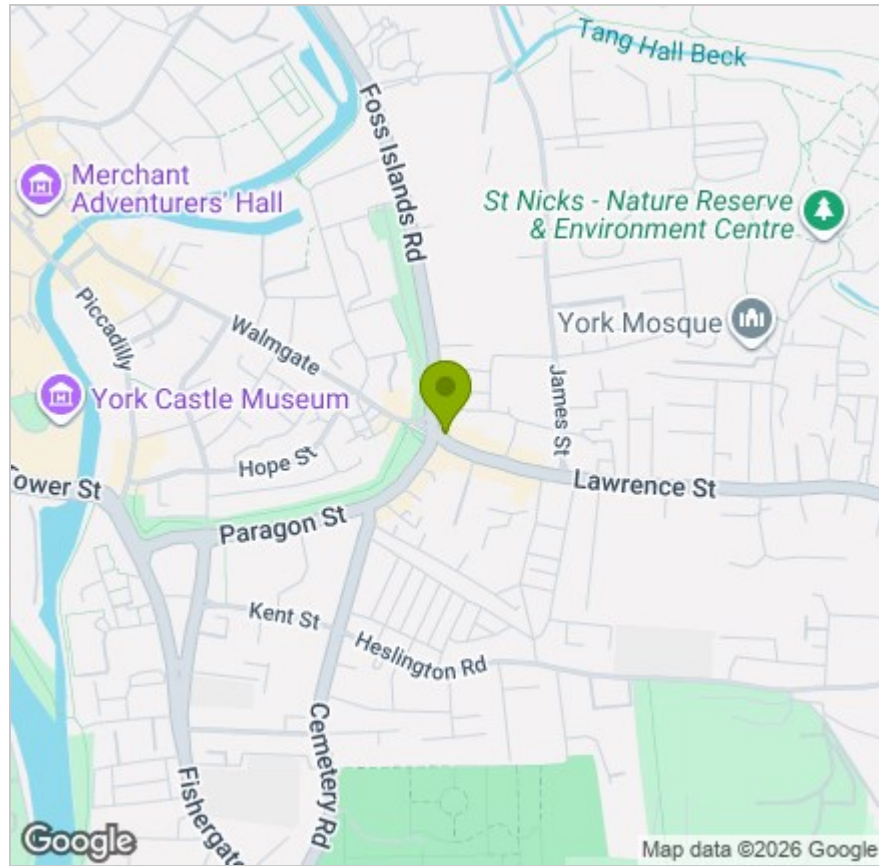


FLOOR PLAN



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LOCATION



EPC

