

HUDSON  
MOODY

# Lawrence Street York YO10 3EB

**Rent:** £1,550 PCM  
**Deposit:** £1,788  
**Furnishing:** Furnished  
**Council Tax Band:** D

Available 19th September



- First Floor Apartment Set Within a Unique Modern Development
- Two Double Bedrooms
- Gated, Secure Development and Private Entrance
- Part furnished
- Council tax band D
- Open Plan Living Dining and Kitchen Area
- House Bathroom with Shower over Bath
- Walking Distance to the City Centre and Amenities
- Allocated Parking Space
- Available 19th September



A spacious and contemporary, two bedroom apartment with allocated parking, set within the St Josephs Convent conversion. Situated on Lawrence Street, moments from York city walls.

This stylish apartment is accessed via a gated, secure entrance from the main street. Boasting its own private entrance the property is offered on a part furnished basis. The entrance, with a useful utility area, and staircase gives access to the first floor where you are welcomed into the open plan living area. This well appointed, sociable space boasts a log burning stove. The contemporary shaker style kitchen, with granite worktops, includes an integral oven, induction hob, and dishwasher. Continuing through the apartment there are two double bedrooms each with feature fireplaces and bespoke built in wardrobes. Both served by a central bathroom with shower over bath.

Externally, the property benefits from an allocated parking space and a private store located underneath the apartment.

Council tax band D

No smokers. Available 19th September

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 44                      | 44        |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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