



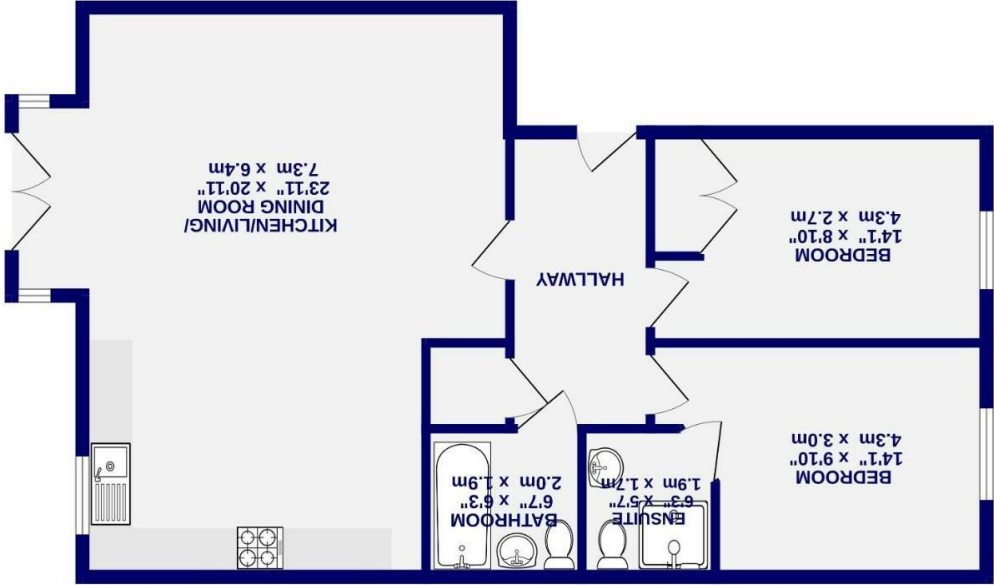
Lawrence Street, , York, YO10 3EU



Lawrence Street , York YO10 3EU

Leasehold
Council Tax Band - C

- First floor Apartment
- Two Double Bedrooms
- En-Suite To Principal Bedroom
- Spacious Modern Open-Plan Living
- Secure Private Development
- Walking Distance To City Centre
- Ideal For First Buyers, Professionals Or Investors
- Allocated Parking Space and Visitors Spaces
- No Onward Chain
- EPC TBC



2ND FLOOR
828 sq.ft. (76.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other areas are approximate. It is advised to take the measurements on site and not rely on the floor plan for 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 a guide only. The purchaser, systems and appliances shown have not been tested and no guarantee as to their operation. Includes with Meters (5/2025)

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.



Lawrence Street
, York
YO10 3EU

Offers Over £220,000

 2  2

Located just a short walk from York's historic city walls, this superb two bedroom first floor apartment enjoys a prime position within a private development just off Lawrence Street. Ideally placed for the University of York, York Science Park, the city centre and a wide range of local amenities, including supermarkets and excellent transport links to the outer ring road, this is a fantastic opportunity for first-time buyers, professionals, investors and those looking for a well-connected city home.

Accessed via a secure communal entrance, the apartment is beautifully presented throughout. A wide and welcoming entrance hall with useful built-in storage leads into the impressive open-plan living, dining and kitchen space. Wonderfully bright and airy, French doors opening onto a Juliet balcony flood the room with natural light, creating a fantastic space for both everyday living and entertaining. The modern fitted kitchen offers an excellent range of wall and base units with ample worktop space, whilst the generous proportions easily accommodate a six-seater dining table alongside comfortable seating.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room. A contemporary house bathroom, fitted with a white three-piece suite and shower over the bath, completes the accommodation.

Externally, the property benefits from an allocated parking space, visitor parking and a communal bike store. Offered for sale with no onward chain, this spacious apartment combines an excellent location with generous living accommodation, making it an ideal purchase for a wide range of buyers. Early viewing is highly recommended.

* Please note a selection of rooms have been dressed using AI for illustrative purposes.*

Leasehold
Length of lease- 978 years remaining
Ground rent - £150 pa
Service Charge- £1,337.06 pa

Council Tax Band- C

