



2 Fountayne House Lawrence Square
York, YO10 3FG

Guide Price £259,950

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INVESTMENT OPPORTUNITY IN PRIME AREA – Churchills Estate Agents offer for sale this three bedroom ground floor apartment located in close proximity to York University the city centre as well as popular supermarkets and amenities. Just off Lawrence Street, this quality property is sure to appeal to a range of buyers but primarily experienced student investors. Recently upgraded throughout, the bright and spacious living accommodation comprises entrance hallway, large living kitchen with doors onto courtyard, master bedroom with fitted storage and shower ensuite, two further bedrooms and three piece shower room. To the outside is front communal garden as well as a good sized rear walled courtyard. There is also a brick-built bike store and designated parking space. Viewings are strictly by appointment.

Entrance Hall

Living Kitchen

20'0 x 10'11 (6.10m x 3.33m)

Bedroom 1

10'0 x 10'5 (3.05m x 3.18m)

En-Suite Shower

Bedroom 2

9'10 x 8'9 (3.00m x 2.67m)

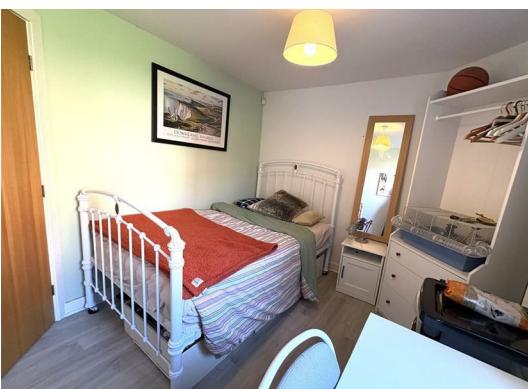
Bedroom 3

10'7 x 8'3 (3.23m x 2.51m)

Shower Room

Walled Rear Courtyard

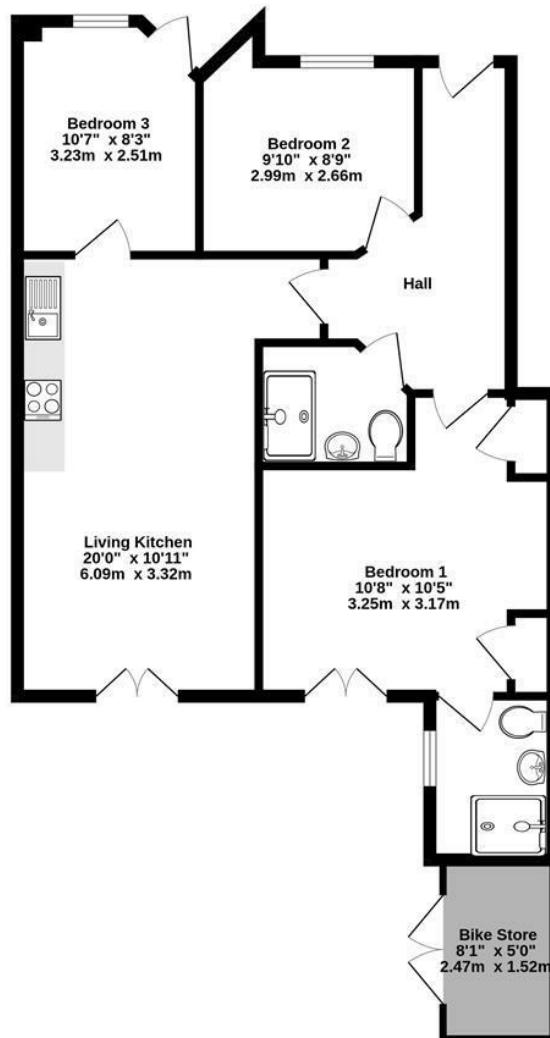
External Bike Store





FLOOR PLAN

Ground Floor
722 sq.ft. (67.1 sq.m.) approx.

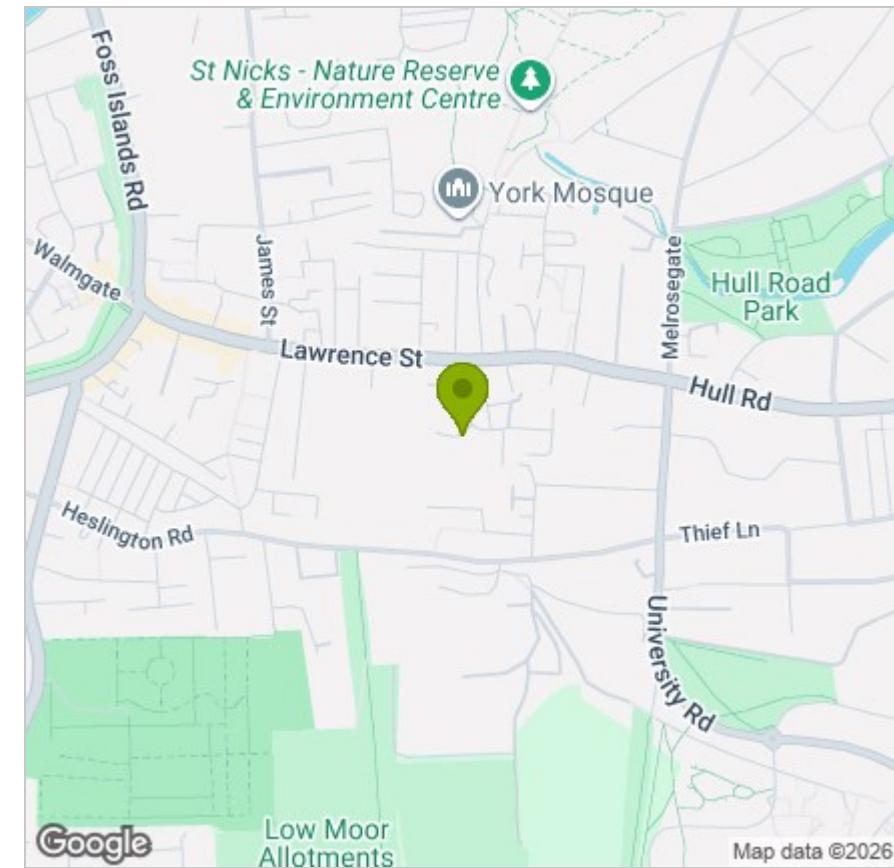


TOTAL FLOOR AREA : 722 sq.ft. (67.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 contained have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCATION



Google

Map data ©2026

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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