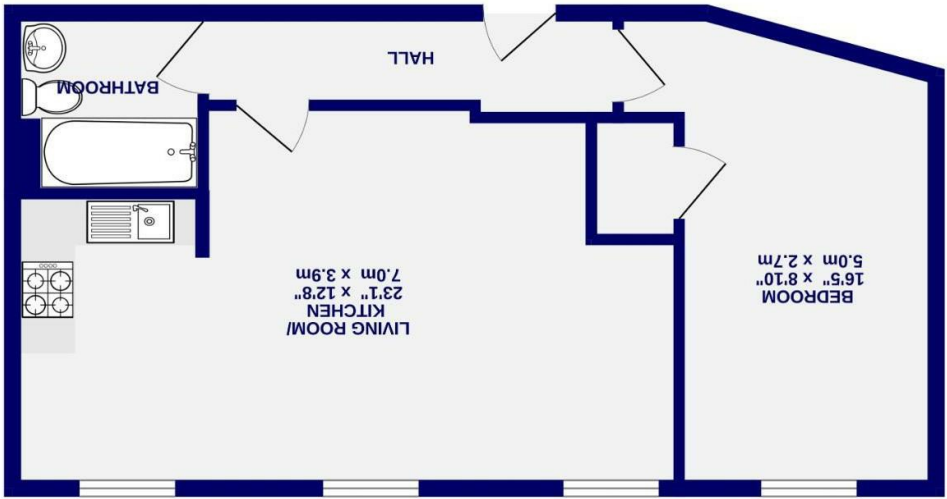


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- EPC C
- No Onward Chain
- Allocated Parking
- Close To York City Centre
- Popular Gated Development
- Upgraded Shower Room
- One Double Bedroom
- First Floor Apartment

Leasehold  
Council Tax Band - B

## Lawrence Street , York YO10 3WF



GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



Lawrence Street  
, York  
YO10 3WF

£220,000



Located in the popular gated development of The Tannery, just off Lawrence Street, is this beautifully presented first-floor apartment. Within walking distance of York's historic city walls, the city's varied amenities, and York train station, this property could make a wonderful turn-key home, first property, or investment opportunity.

Accessed via a secure communal entrance, the apartment opens into a welcoming entrance hall, leading to a bright and airy reception room. The exposed brickwork brings real character to the room and with three arched windows allowing natural light to flood in, thus illuminating the versatile space. Off the reception area is the fitted kitchen, which offers a range of wall and base units, providing ample storage and worktop space. The kitchen is equipped with a variety of integrated appliances, including an oven, hob, extractor fan, and washer/dryer, with additional space for further white goods.

The double bedroom, located off the hall, benefits from an airing cupboard with hanging space. Completing the internal accommodation is the beautifully upgraded shower room, featuring a stylish tiled shower area, lower-level panelling, and a vanity mirror.

Conveniently, the property includes an allocated parking space as well as access to bin and bike stores.

Offered with no onward chain, this apartment is sure to appeal to a range of buyers. Early viewing is highly recommended.

Leasehold  
Length of lease- 977 years remaining  
Ground rent- £150 per annum  
Ground rent review period- Fixed  
Service charge- £2,100 per annum

Council Tax Band- B

