

Ashtons

Granville Terrace, Lawrence Street, York, YO10 3DY

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Offers Over £250,000

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Situated in this sought-after area just off Lawrence Street, and within easy walking distance of York's historic City Walls and the wide range of amenities found within the city centre, is this well-presented and deceptively spacious two-bedroom end-townhouse. The property is also ideally positioned for access to both the University of York and York St John University.

Currently tenanted and being sold as a going concern, the property generates a gross annual income of approximately £12,000, making it an appealing investment opportunity.

Internally, the property is entered via an entrance hall leading into an impressive open-plan living, dining and kitchen space, with windows to both the front and rear creating a light and welcoming environment. The living area features built-in cabinetry providing excellent storage, together with an attractive open fireplace. The kitchen is fitted with a range of modern wall and base units, complemented by oak work surfaces and a stylish splashback.

Completing the ground floor is a generous three-piece bathroom, with stairs rising to the first floor where there are two well-proportioned double bedrooms.

Externally, the property benefits from an enclosed, low-maintenance courtyard garden, with a useful bike shed to the rear and external access.

Offered to the market chain-free and sure to appeal to investors and owner-occupiers alike, early viewing is highly recommended.

















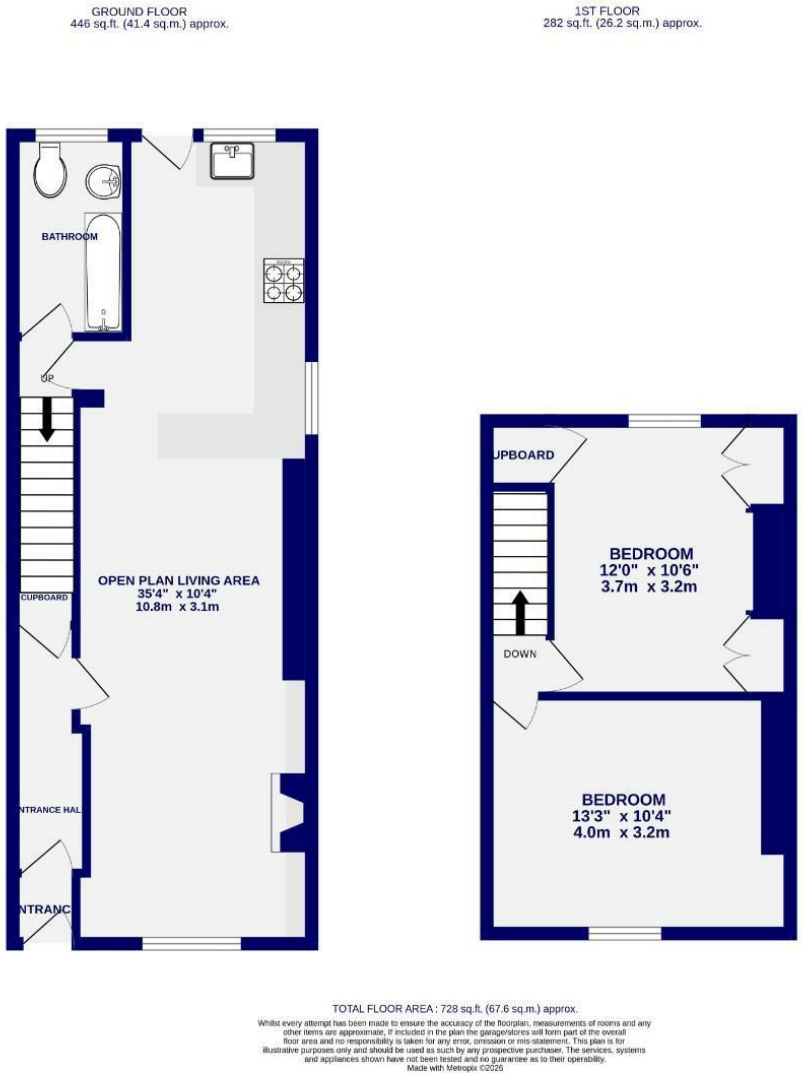




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Freehold
Council Tax Band - B

- End Terrace House
- Two Double Bedrooms
- Generous Open Plan Kitchen Living Diner
- Ground Floor Bathroom
- Enclosed Courtyard Garden With Bike Storage
- Sold As Going Concern
- No Onward Chain



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