



## Lawrence Square, York, YO10 3FH

- PRIVATE COURTYARD
- PARKING
- ENSUITE
- LESS THAN HALF A MILE TO CITY WALLS
- PRIVATE ENTRANCE
- WELL PRESENTED

Asking Price £230,000

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# Lawrence Square, York, YO10 3FH

## DESCRIPTION

A well-presented, two bedroom apartment with a private courtyard under half a mile from York's historic city walls.

The property has a private entrance leading to the spacious entrance hall. There is a bright living dining room with patio doors out to the private courtyard.

The kitchen is off the living room and features a range of base and wall units, integrated appliances and space and plumbing for a free standing washing machine. A door leads out to the front of the property.

There are two double bedrooms, the main of which enjoys an ensuite shower room. The family bathroom completes the internal accommodation with sink, W.C and bath.

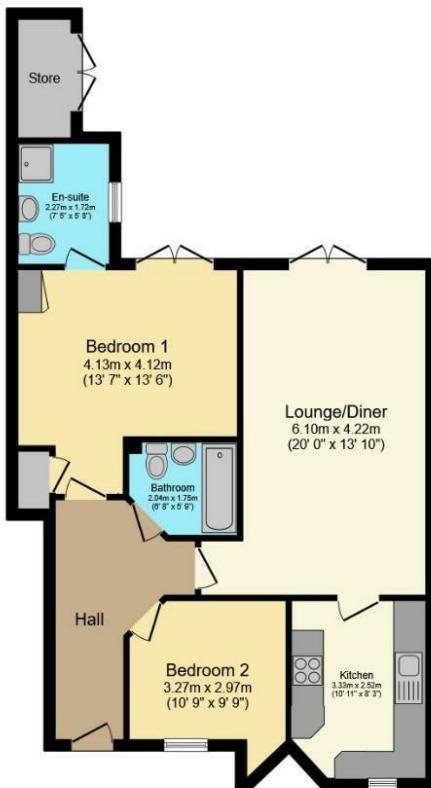
The walled courtyard to the rear offers an excellent level of privacy and is accessible from both the living room and main bedroom.

The property also has use of an allocated parking space and communal bike store.

Viewing of this property is highly recommended to truly appreciate all it has to offer.







Total floor area 72.6 m<sup>2</sup> (781 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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### Viewings

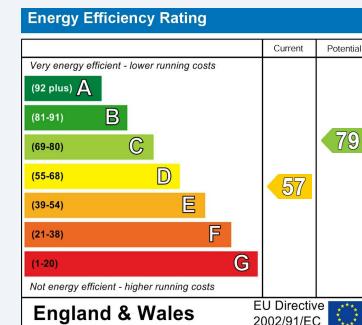
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.