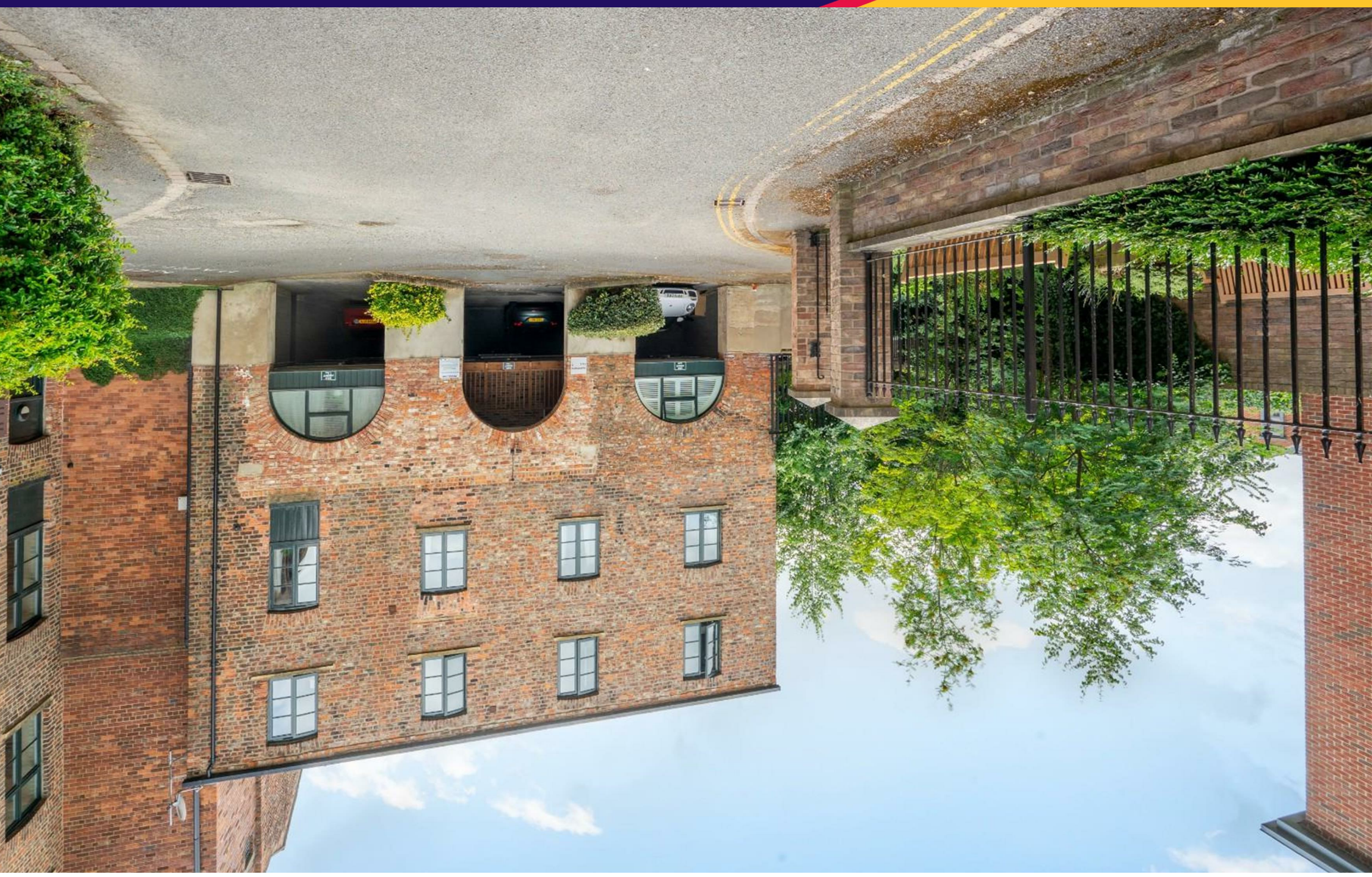


Lawrence Street
, York
YO10 3WF

Leasehold
Council Tax Band - C

- Modern Apartment
- Two Double Bedrooms
- En Suite To Principal Bedroom
- Sought After Tannery Conversion
- Rare Private Quaint Walled Terrace
- Private Entrance And Carport
- Covered Allocated Parking Space
- Secure Gated Development
- No Onward Chain
- EPC C



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Lawrence Street
, York
YO10 3WF

£220,000

2 2

Ashtons Estate Agents are delighted to present this charming two-bedroom apartment, tucked away within the attractive Tannery conversion. Benefiting from its own private entrance, covered allocated parking and secure electric gates, this unique home enjoys an enviable position within walking distance of York city centre. Ideally located close to a wealth of amenities, independent eateries and all that our historic city has to offer, the apartment also boasts delightful rooftop views towards York Minster.

Accessed via a secure gated entry system, the apartment is approached through the characterful covered carport and up the staircase to its private entrance. A welcoming entrance hall leads through to the bright and airy open-plan living and dining room, where French doors flood the space with natural light and open onto a rare enclosed quaint walled terrace. A wonderful extension of the living space, it provides the perfect spot for a morning coffee, al fresco dining or simply relaxing. Positioned just off the living area is the well-appointed kitchen, fitted with a range of shaker-style wall and base units complemented by generous worktop space.

There are two well-proportioned double bedrooms, with the principal bedroom featuring a striking arched window that beautifully reflects the character of the original building, together with the added benefit of an en-suite shower room. The second double bedroom is served by the house bathroom, fitted in neutral tones with a white three-piece suite and shower over the bath.

Offered for sale with the advantage of no onward chain, this superb apartment combines character, allocated covered parking and exceptional city centre convenience. Sure to appeal to first-time buyers, professionals and investors alike, early viewing is highly recommended.

Leasehold
Length of lease- 975 years remaining
Ground rent - £150 per annum
Ground rent review period- fixed
Service Charge- £2,650 per annum



















