



## The Tannery, Lawrence St, York, YO10 3WF

- Secure Gated Development
- Spacious One Bedroom Apartment
- Close To City Centre
- Lift
- Bike Storage Facilities
- Council Tax Band C

**£160,000**



# The Tannery, Lawrence St, York, YO10 3WF

## DESCRIPTION

Situated within a secure gated development just moments from York city centre, this spacious second-floor apartment offers characterful accommodation in an exceptionally convenient location. Set within the popular Tannery development, the property combines generous room sizes with attractive period-style features and is ideal for first-time buyers, investors or those seeking a city base.

The accommodation includes an entrance hallway leading to a superb open-plan living kitchen dining space, enjoying excellent natural light from multiple windows and offering ample room for both relaxing and entertaining. The fitted kitchen features a range of wall and base units, integrated cooking appliances and space for additional appliances.

The impressive double bedroom provides generous proportions, a useful dressing area and further built-in storage. The bathroom is fitted with a modern white suite with shower over bath.

Externally, the development benefits from secure gated access, lift access to all floors and communal bike storage. The property is ideally placed for easy access to York city centre, the University of York, local shops and a wide range of nearby amenities.







Total floor area 64.5 m<sup>2</sup> (695 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). Powered by propertybox.io

### Viewings

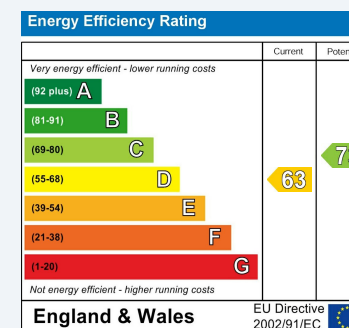
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

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