



Tannery Mews, Lawrence Street, York

Asking Price: £220,000

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Occupying an enviable position within a highly sought-after gated development, accessed via a secure electric entrance gate, this two-bedroom duplex apartment offers stylish and spacious accommodation just outside York's historic city walls.

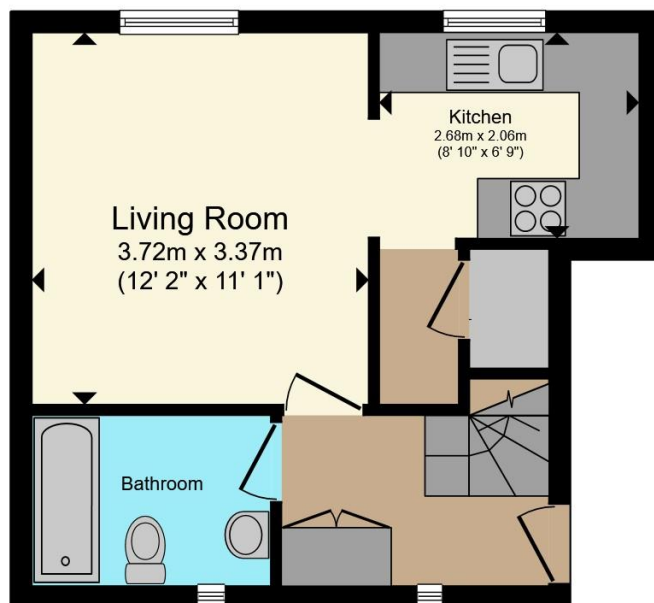
The property is approached via a private staircase only leading to two apartments. Upon entry you are welcomed into an entrance hall with useful storage cupboards. The heart of the home is the bright and airy open-plan living space and large windows that flood the accommodation with natural light. The generous lounge provides ample space for relaxing and entertaining, while the adjoining fitted kitchen offers a range of wall and base units, integrated oven, gas hob, extractor fan and dishwasher, along with additional understairs storage. A modern house bathroom serves the principal living level and is fitted with a contemporary white suite and shower over the bath.

To the second floor are two well-proportioned double bedrooms, including an impressive principal bedroom benefiting from its own en-suite shower room.

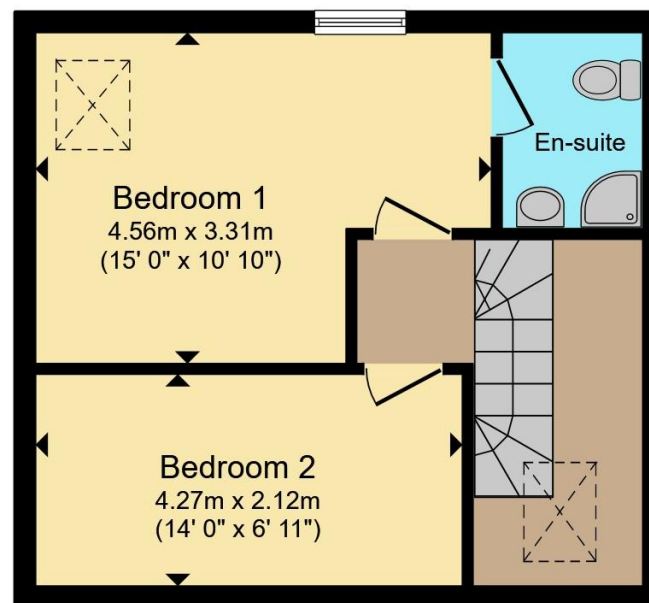
Further benefits include gas central heating, double glazing throughout, a private garage with light and power.

Ideally situated on Lawrence Street, the property enjoys easy access to York city centre, a wide range of local shops, cafés and amenities, as well as excellent transport links to Hull Road, the A64 and the wider motorway network, making it an ideal home for professionals, investors and those seeking a convenient city-fringe lifestyle.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 64.0 m² (689 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





Council Tax Band: **C**

Tenure: **Leasehold**

Service Charge: **To be confirmed**

Years Left on Lease: **To be confirmed**

Ground Rent: **To be confirmed**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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