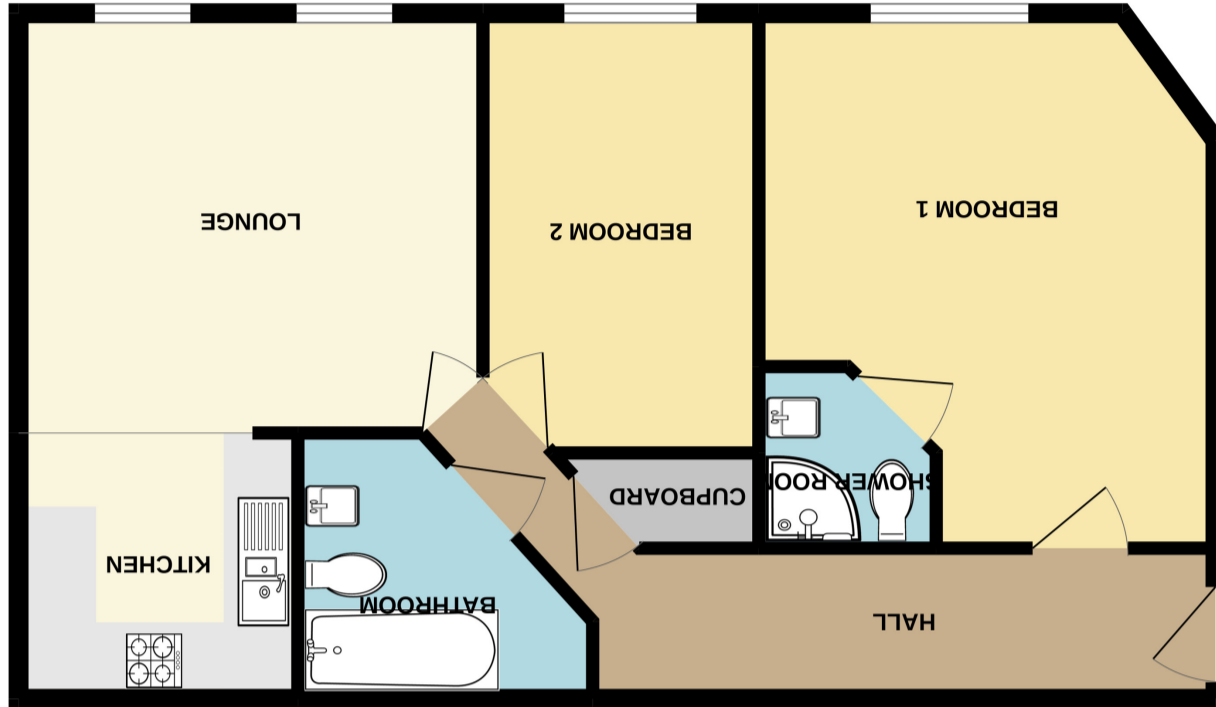


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR



The Tannery, Lawrence Street, York YO10 3WF

A fantastic second floor apartment located within walking distance to York City Centre with allocated parking and a garage!
Offered for sale with the benefit of no onward chain the property briefly comprises; entrance hall, two double bedrooms - one of which with an ensuite shower room, a three piece house bathroom and modern open plan living dining space with a well equipped kitchen area.
The property also comes with a garage and an allocated parking space.
With gated entry for additional security, the property is a great first time buy and has been a successful rental for many years so is a great investment property too.

Lease Information:

Lease from 20th February 2003 with 977 years remaining

Ground Rent - £150 PA

Management / Service Charge - Approx £2900 PA

- Close to City Centre
- Two Double Bedrooms
- No Onward Chain
- Allocated Parking Space
- Garage
- Second Floor Apartment
- Ensuite
- Modern Open Plan Living

Continue along Lawrence Street heading towards the Town centre and the development can be found on the left hand side set back from the street.

Ideal for access into the City Centre, Lawrence Street and the Railway Station. Local facilities can be found in the immediate area to include Waitrose, Morrisons and a retail park. Local pubs and takeaways can also be found with a wider range available in York.

