



Lawrence Square, York, YO10 3FH

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

Asking Price £220,000



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DESCRIPTION

A well-presented two-bedroom ground floor maisonette with an unusually large private courtyard, set in the highly convenient Lawrence Square development close to York city centre and the University of York.

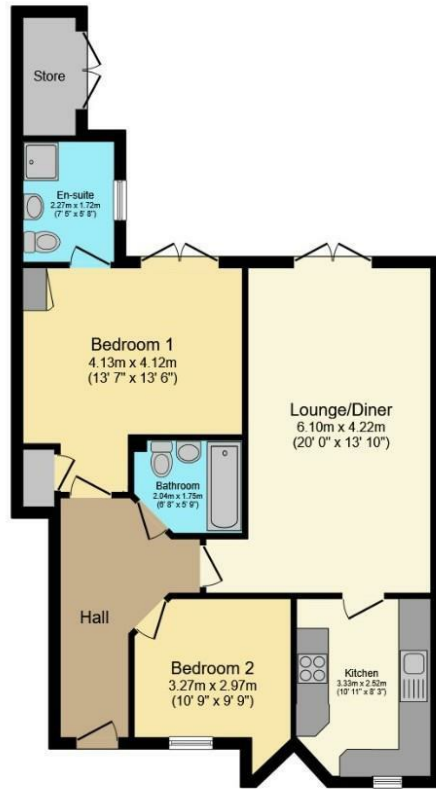
The property has its own private entrance leading into a spacious hallway. The bright living/dining room opens directly onto the courtyard, with the adjoining kitchen offering fitted units, integrated appliances and space for a washing machine. There are two double bedrooms, including a main bedroom with ensuite shower room, along with a modern family bathroom.

The standout feature is the walled rear courtyard, larger than typically found with properties of this type and accessible from both the living room and main bedroom. An allocated parking space and communal bike store add further practicality.

Lawrence Square offers excellent access to York city walls, Foss Islands retail, supermarkets and transport links, while regular bus and cycle routes provide quick connections to the University of York. Its central yet peaceful setting makes this property ideal for first-time buyers or rental investors seeking a low-maintenance home in a prime location.







Total floor area 72.6 m² (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

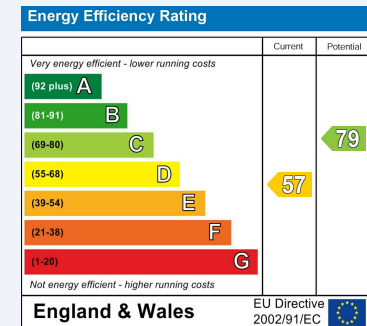
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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