

## Lawrence Square, York, YO10 3FJ

- Second Floor Apartment
- Useful Office / Walk-In Wardrobe
- Allocated Parking Space
- En-Suite To Principal Bedroom
- Open Plan Living Accommodation
- Council Tax Band C

**£240,000**



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## DESCRIPTION

Situated within a popular modern development close to York city centre, this well-presented second-floor apartment offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, professionals, investors, or those seeking a low-maintenance city base in York.

Accessed via a secure communal entrance, the apartment opens into a welcoming hallway leading to all principal rooms. At the heart of the home is a generous open-plan living, dining and kitchen area, providing excellent space for both relaxation and entertaining. The kitchen is fitted with a range of wall and base units with integrated cooking appliances, while the living area benefits from superb natural light.

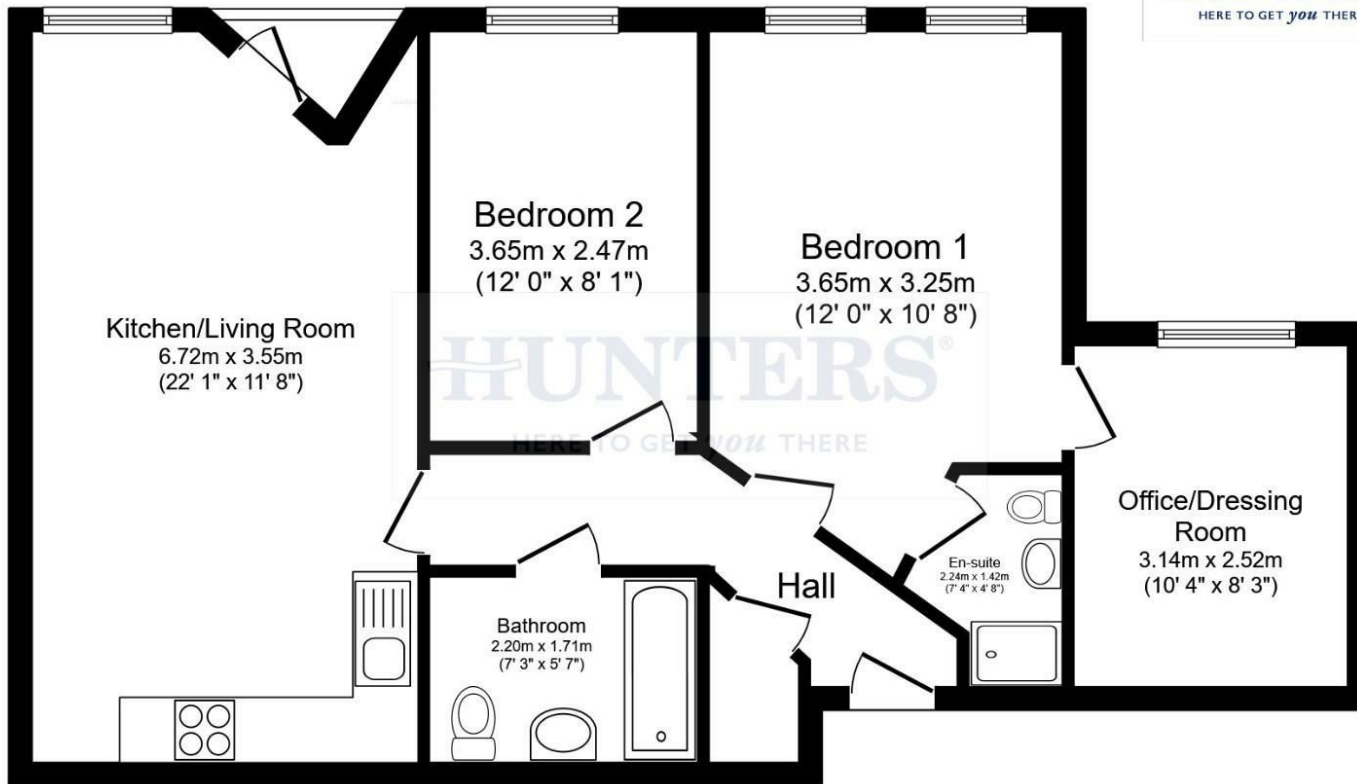
The principal bedroom is a particularly impressive space, complete with an en-suite shower room. A highly useful additional room is accessed directly from the bedroom, offering superb flexibility as a home office, dressing room, or walk-in wardrobe. The second double bedroom is served by the main bathroom, fitted with a modern three-piece suite.

Externally, the property benefits from allocated parking and well-maintained communal grounds. The development is ideally positioned for easy access to York city centre, the University of York, local amenities and strong transport links.

Offered in good decorative order throughout, this spacious apartment represents an excellent opportunity to acquire a modern home in a convenient and sought-after York location.







Total floor area 69.0 m<sup>2</sup> (743 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

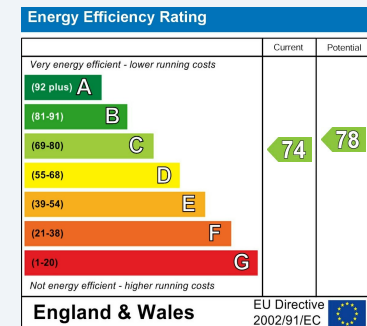
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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