



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

- Two Bedroom Apartment
- Gated Development
- Excellent Buy To Let Investment
- Allocated Off Street Parking
- Central Location
- Council Tax Band C

**£200,000**





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

## DESCRIPTION

A smart and central two bedroom first floor apartment with views overlooking York's historic city walls. The Tannery is on the corner of Lawrence Street and Walmgate Bar with immediate access via bus or foot to the City Centre and a wide range of shops and amenities on the doorstep.

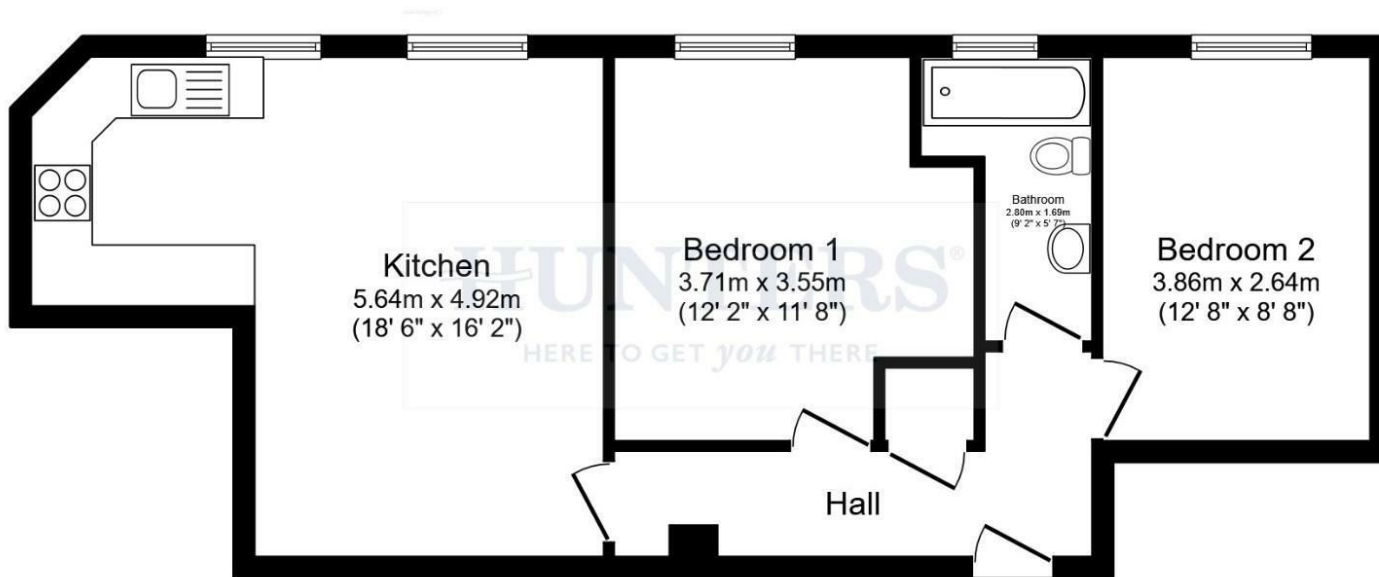
The property is on the first floor with two bedrooms, three-piece bathroom and open-plan kitchen / diner / reception with views towards the city walls.

This securely gated development further benefits from allocated off-street parking and is offered with no onward chain.









Total floor area 56.2 sq.m. (604 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 [www.focalagent.com](http://www.focalagent.com)

### Viewings

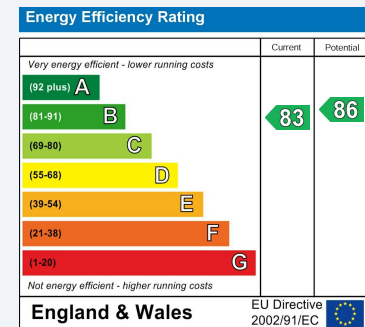
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.