



Ashtons

The Tannery, Lawrence Street, York, YO10 3WF

# The Tannery, Lawrence Street York YO10 3WF

£230,000



Offered with no onward chain, this spacious and characterful duplex apartment forms part of an attractive tannery conversion, ideally positioned within walking distance of York city centre and just moments from Walmgate Bar. Set behind secure electric gates, the development enjoys a highly convenient location close to a range of amenities, eateries and all that our historic city has to offer, whilst also benefiting from allocated parking and impressive views across the rooftops of York towards York Minster. The property has also been enhanced in recent years with the replacement of the original storage heaters with modern, energy-efficient radiators, complete with WiFi-enabled remote heating control, while a brand new hot water cylinder was installed within the past year.

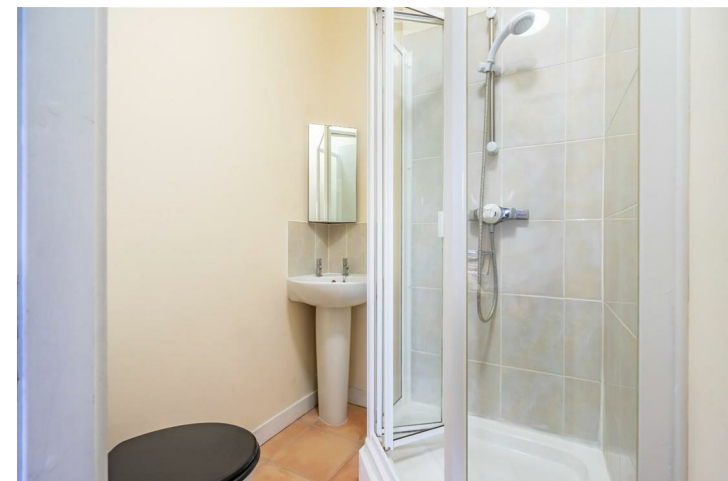
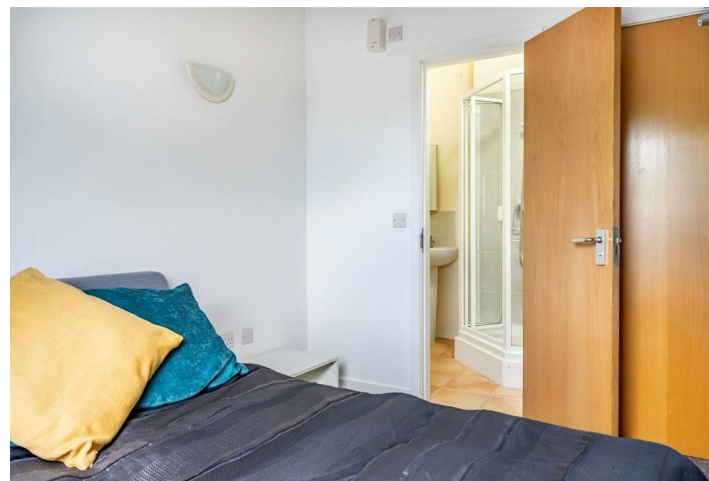
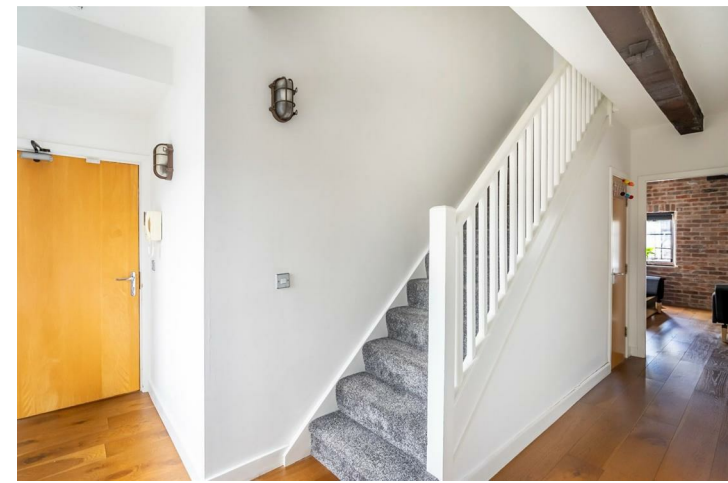
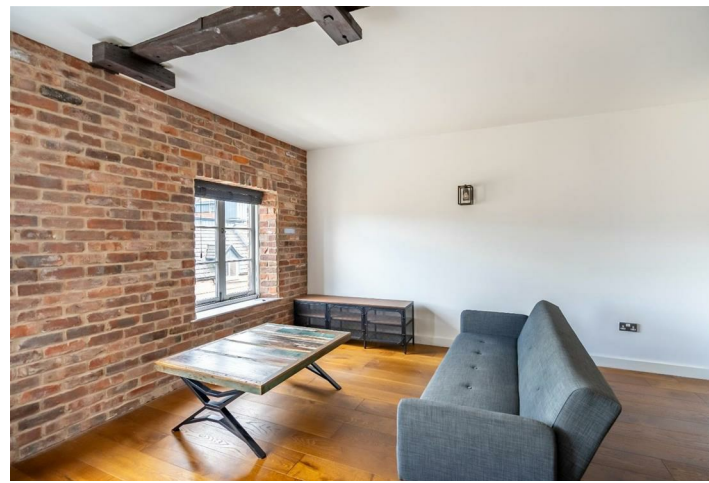
Accessed via a secure entry system, the apartment is arranged over the second and third floors and offers well proportioned accommodation throughout. The entrance hallway leads into a generous open plan living and dining space, filled with natural light from two windows and providing ample room for both seating and dining areas. Open to the reception space is the fitted kitchen, featuring a range of wall and base units complemented by granite effect work surfaces and integrated cooking appliances. The house bathroom completes this floor.

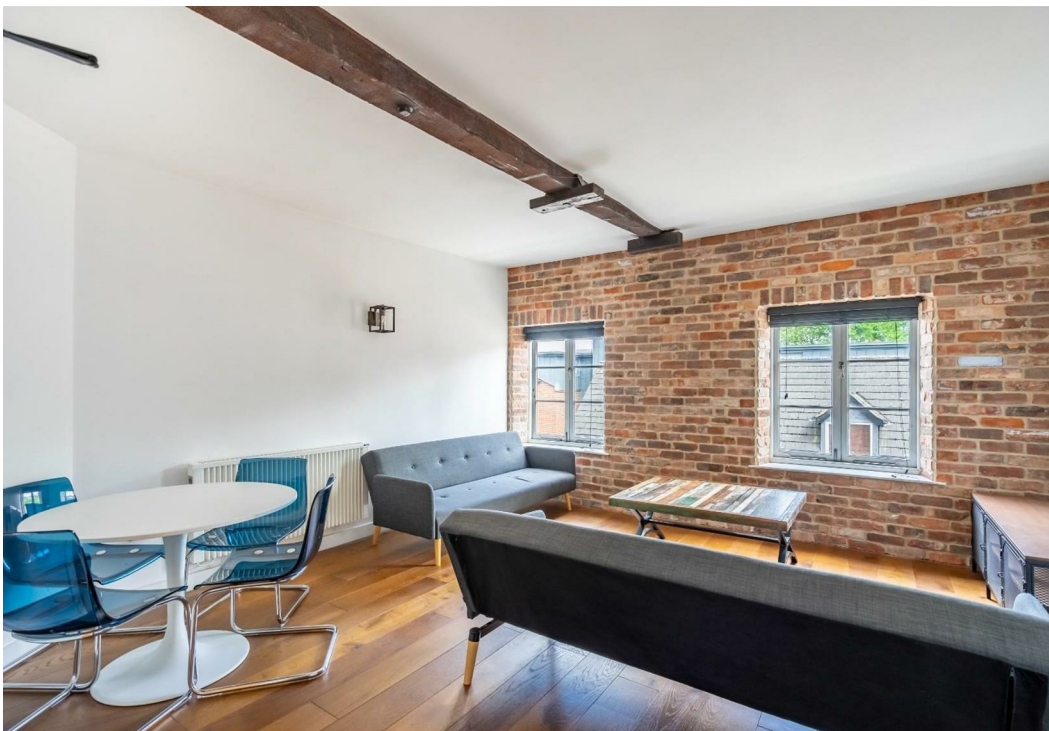
To the upper floor are two well proportioned double bedrooms, both enjoying character features including exposed structural beams and Velux windows. The principal bedroom further benefits from an en suite shower room.

Duplex apartments are a rare opportunity given the wider selection of apartments on offer within the scheme. The combination of character features, allocated parking and exceptional city centre convenience is sure to appeal to a wide range of purchasers including first time buyers, professionals and investors alike.

Leasehold

Length of lease- 976 years remaining  
Ground rent - £150 per annum (Fixed)  
Service Charge- £2,147.30 per annum



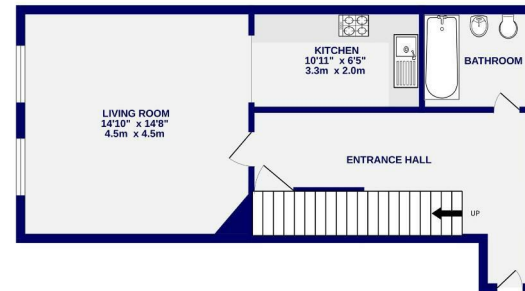


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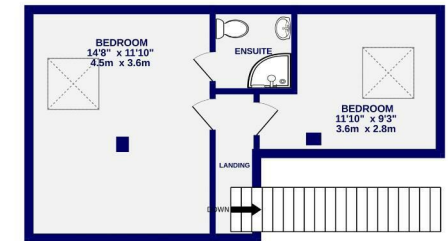
Leasehold  
Council Tax Band - C

- Duplex Apartment
- Two Double Bedrooms Master With En Suite
- Open Plan Living Dining Space
- Walking Distance To City Centre
- Fitted Kitchen With Appliances
- Views Towards York Minster
- Secure Electric Gated Access
- Allocated Parking Space
- No Onward Chain
- EPC C

2ND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



3RD FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porches will form part of the overall floor area 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 purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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