

Ashtons

The Tannery, Lawrence Street, York, YO10 3WF

The Tannery
Lawrence Street, York
YO10 3WF

£220,000

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We are delighted to present this spacious and characterful two-bedroom duplex apartment, forming part of an attractive former tannery conversion, ideally positioned within walking distance of York city centre. Set behind secure electric gates, the development enjoys a tucked-away setting, close to a wealth of amenities, independent eateries and everything our historic city has to offer. The apartment benefits from allocated parking, a secure bicycle store and impressive views across the rooftops towards York Minster. Offered with no onward chain.

Accessed via a secure communal entrance, the apartment is arranged over the top two floors, creating a distinctive split-level layout. The entrance hallway leads to a generous open-plan living and dining space, where two windows allow natural light to flood in, with ample room for relaxing and entertaining. Open to the reception area is the fitted kitchen, offering a range of wall and base units, complemented by work surfaces and integrated cooking appliances. Positioned at the end of the block, the kitchen also benefits from its own window, enjoying attractive views across the city rooftops. A house bathroom completes this floor.

Stairs lead to the upper level, where there are two well-proportioned double bedrooms, both retaining character features including exposed structural beams and Velux windows. The principal bedroom further benefits from an en suite shower room.

Duplex apartments of this nature are a relatively rare offering within the development, providing an alternative to more traditional apartment layouts. The combination of generous living space, character features, far-reaching city views and allocated parking makes this an appealing proposition for first-time buyers, professionals and investors alike.

Leasehold
Length of lease- 975 years remaining
Ground rent - £150 per annum
Service Charge- £1,019.65 per annum



















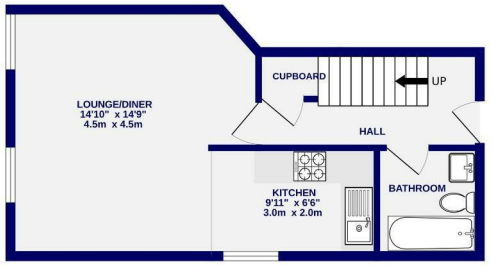


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Leasehold
Council Tax Band - C

- Duplex Apartment
- Two Double Bedrooms
- Master Bedroom With En Suite
- Open Plan Living Dining Space
- Kitchen with City views
- Walking Distance To City Centre
- Secure Electric Gated Access
- Allocated Parking
- Allocated Parking Space
- EPC D

3RD FLOOR
377 sq.ft. (35.0 sq.m.) approx.



4TH FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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/stores 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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