



5 SPURRIERGATE HOUSE, PETER LANE, YORK
£225,000

Carter Jonas

5 SPURRIERGATE HOUSE, YORK, YO1 8SZ

Introducing a superb one-bedroom apartment that epitomizes urban living, ideally situated in a prime city centre location surrounded by an array of shops, eateries, and essential amenities. This meticulously presented property offers a harmonious blend of style and functionality, making it an ideal choice for both residents and investors alike.

As you step inside, you are greeted by an inviting open-plan living and kitchen area that serves as the heart of the home. This spacious layout is adorned with modern kitchen units and integrated appliances, providing a contemporary feel that is both chic and practical. The floor-to-ceiling windows flood the space with natural light, offering stunning views over Spurrriergate and Low Ousegate, enhancing the overall ambience of the apartment.

The apartment also features a convenient guest cloakroom, ensuring that visitors have easy access without intruding upon the private areas of the home. The generously sized bedroom is a true retreat, complete with an ensuite bathroom that adds a touch of luxury and privacy.

One of the standout features of this property is the fantastic communal rooftop area. This exclusive space provides a serene escape from the bustling city below, perfect for unwinding with a book, enjoying a morning coffee, or hosting friends for a leisurely evening under the stars.

Spurrriergate House is perfectly positioned in the heart of York's vibrant city centre, where residents can take full advantage of the rich history and culture that this iconic city has to offer. With an abundance of shops, restaurants, and entertainment options just a stone's throw away, the convenience of city living is at your fingertips.

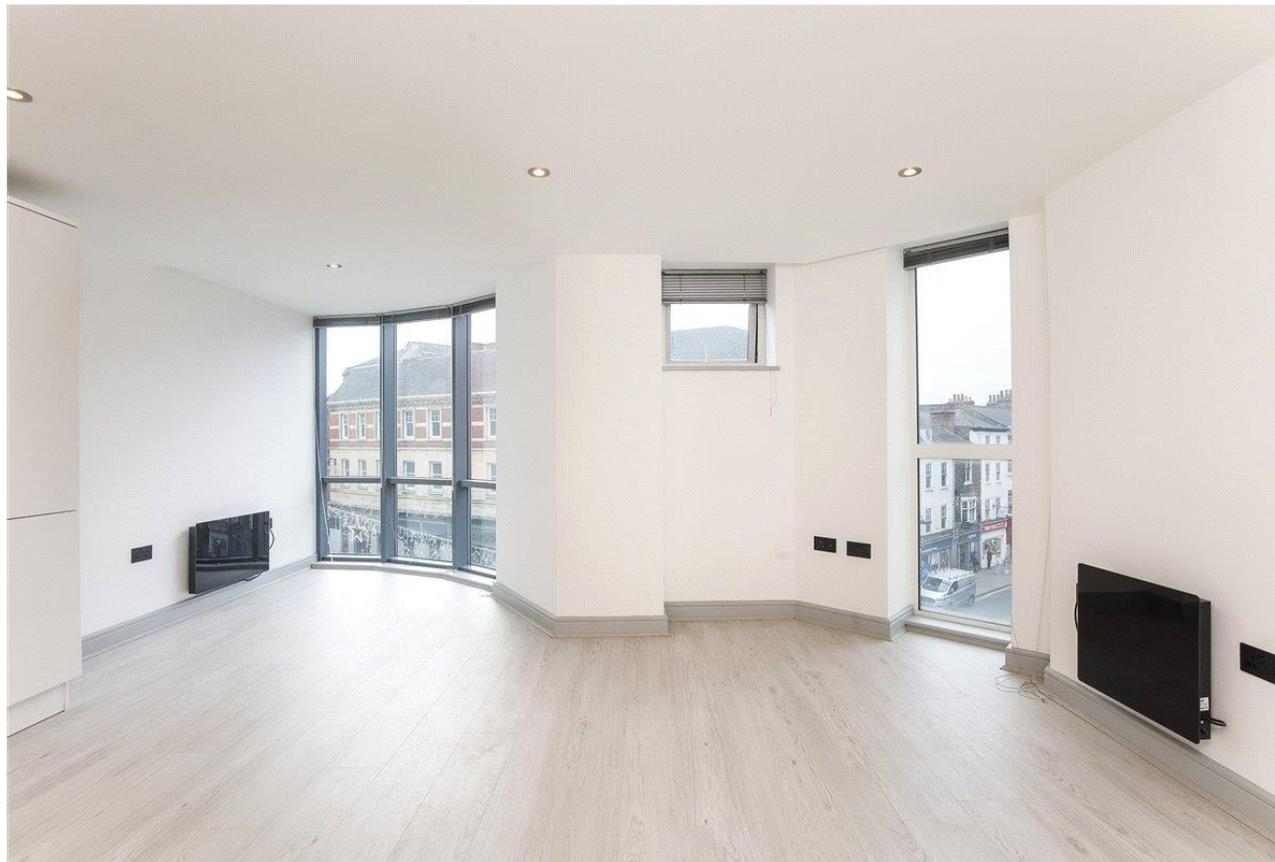
This apartment represents a rare and unmissable opportunity for those seeking an investment property in the city centre. With the added benefit of being eligible for holiday lets, it is sure to attract a wide range of investors looking to capitalize on York's thriving tourism market. Whether you are looking for a stylish home or a lucrative investment, this property checks all the boxes, making it a must-see for anyone interested in the vibrant lifestyle that York has to offer. Don't miss your chance to own a piece of this historic city in such a desirable location!

Leasehold Length - 232 years remaining
Service charge - TBC

TENURE Leasehold

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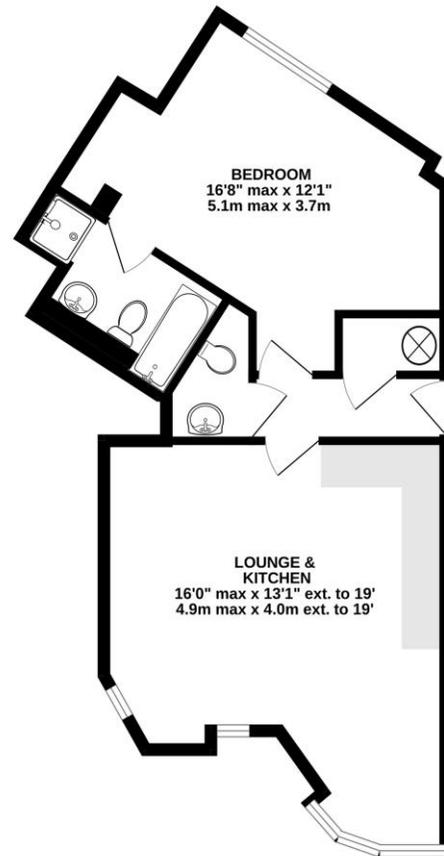
**A ONE BEDROOM APARTMENT SITUATED IN THE HEART OF THE CITY.
PERFECT FOR INVESTORS, DOWNSIZERS AND 1ST TIME BUYERS.**



Classification L2 - Business Data



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



BEDROOM
16'8" max x 12'1"
5.1m max x 3.7m

LOUNGE & KITCHEN
16'0" max x 13'1" ext. to 19'
4.9m max x 4.0m ext. to 19'

TOTAL FLOOR AREA: 523 sq.ft. (48.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
Made with Metropix 6204.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-)		
A	(87-91)		
B	(82-86)		
C	(75-81)	75	85
D	(69-74)		
E	(63-68)		
F	(55-62)		
G	(48-54)		
Not energy efficient - higher running costs	(1-47)		

England, Scotland & Wales EU Directive 2002/91/EC

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