



**7 SPURRIERGATE HOUSE, PETER LANE, YORK**  
£249,950

**Carter Jonas**

## 7 SPURRIERGATE HOUSE, PETER LANE, YORK, YO1 8SZ

7 Spurriergate House is a fantastic two-bedroom apartment nestled in a prime city centre location, surrounded by a vibrant selection of shops, eateries, and essential amenities. This modern residence features a superb open-plan lounge and kitchen area, showcasing sleek high-gloss units and integrated appliances, ideally designed for both relaxation and entertaining. There's ample space for a dining area, making it perfect for hosting friends or enjoying quiet meals at home.

The spacious primary bedroom serves as a tranquil retreat, complete with its own balcony and ensuite bathroom for added privacy and convenience which is in addition to the contemporary main bathroom. The secondary bedroom also features a lovely balcony that overlooks Spurriergate, providing a delightful outdoor space to enjoy fresh air and city views.

Additionally, the property boasts a fabulous communal rooftop area, offering a serene escape from the hustle and bustle of city life. This exclusive space is perfect for socializing, relaxing, or simply enjoying the stunning skyline of York.

Spurriergate House is ideally positioned in the heart of York's historic city centre, providing residents with easy access to all the amenities and conveniences this vibrant area has to offer. This is 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, this apartment is sure to attract a wide range of investors looking to capitalize on York's thriving tourism market.

Leasehold Length - 232 years remaining  
Service charge - TBC

**TENURE** Leasehold

**LOCAL AUTHORITY** NYCC

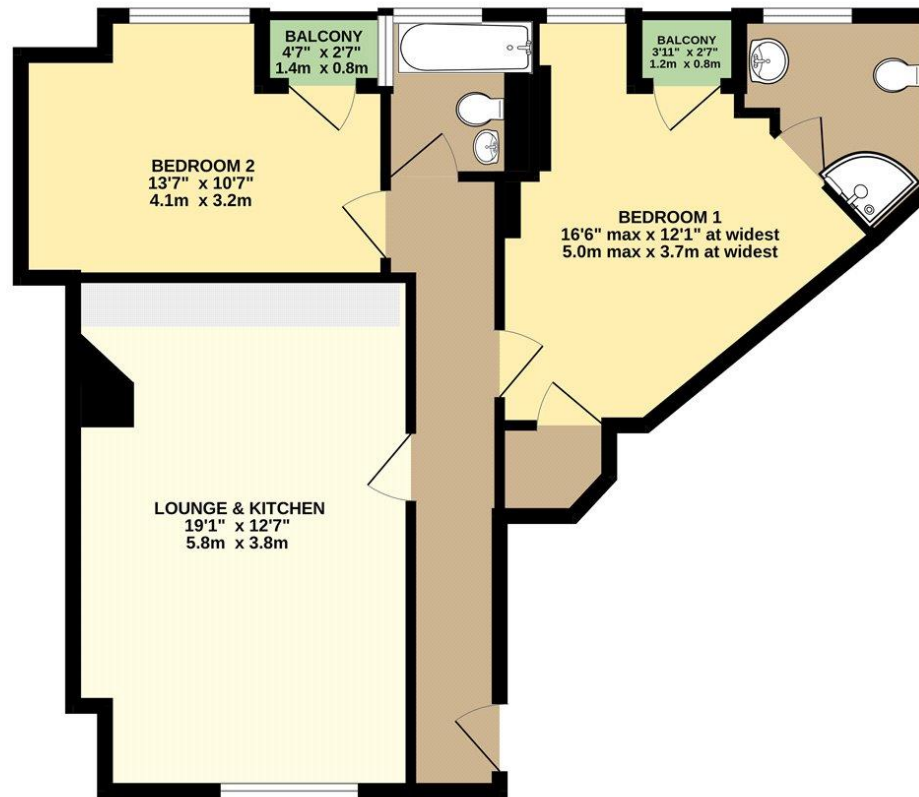
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**A STYLISH APARTMENT SITUATED IN A PRIME PART OF THE CITY OFFERING SPACIOUS ACCOMMODATION. PERFECT FOR OWNER OCCUPIERS AND INVESTORS.**





GROUND FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 643 sq.ft. (59.8 sq.m.) approx.

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