



## Hawthorn Street, York, YO31 0XP

- No Onward Chain
- Two Reception Rooms
- Rear Courtyard
- Close To City Centre
- Permit Parking
- Council Tax Band B

**£235,000**





# Hawthorn Street, York, YO31 0XP

## DESCRIPTION

A two bedroom, terrace home on a popular residential street less than half a mile from York's historic city walls and offered for sale with no onward chain.

Upon entering the property you have the living room feature fireplace and storage built into the alcove.

Beyond the living room is the second reception room, currently used as a dining room with stairs to the first floor and useful understairs storage cupboard.

To the rear you have the fitted kitchen with a range of base and wall units, integrated oven and hob and space and plumbing for free standing appliances.

The ground floor is completed by the bathroom with sink, W.C and bath.

To the first floor you have two bedrooms, the main of which extends over the passageway below making a great size room.

Externally the property has a rear courtyard accessible via gated access from the shared passageway.











Total floor area: 70.3 sq.m. (756 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

### Viewings

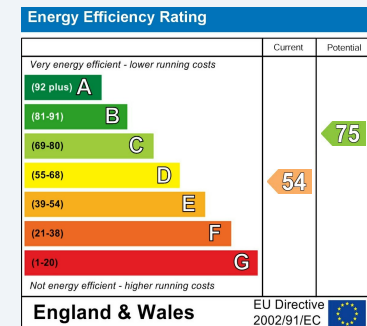
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.