



## Hawthorn Street, , York, YO31 0XP

- No Onward Chain
- First Floor Bathroom
- Excellent Rental Investment
- Less Than Half A Mile From City Walls
- Popular Location
- EPC Rating D

**Offers Over £230,000**



# Hawthorn Street, , York, YO31 0XP

## DESCRIPTION

A well-maintained two-bedroom terrace located less than half a mile from York's historic city walls and within easy walking distance of Heworth Village. Offered for sale with no onward chain, this home combines convenience, character, and excellent access to York's most desirable amenities.

The property opens into a comfortable lounge with a feature fireplace, creating a warm focal point to the room. To the rear, the kitchen includes a range of base and wall units, space for freestanding appliances, and an external door leading to the courtyard.

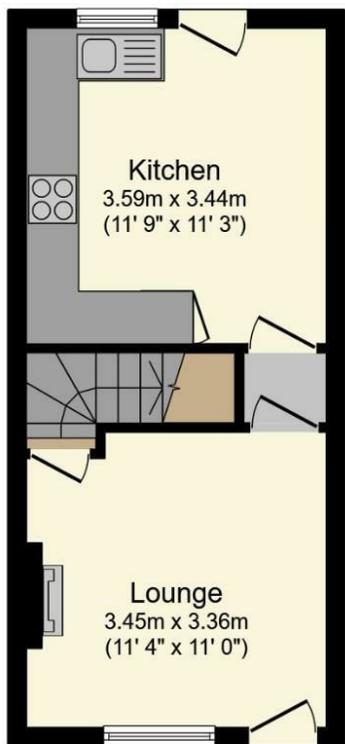
Upstairs, there are two bedrooms and a family bathroom fitted with a bath with shower over, WC and wash basin. The boarded loft, complete with skylight window, provides valuable additional storage.

Externally, the home enjoys a private rear courtyard with a brick-built outbuilding, ideal for storage or utility use.

Hawthorn Street is a quiet cul-de-sac with permitted off-street parking. Its position places it perfectly between York city centre and the heart of Heworth Village, giving easy access to independent cafés, shops and amenities on East Parade, as well as excellent transport links, riverside walks and the green spaces of the eastern side of York. The location offers the best of both worlds: a peaceful residential setting with the city centre less than a 10-minute walk away.



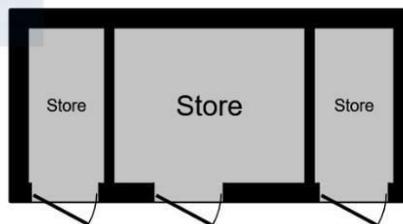




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 65.7 sq.m. (707 sq.ft.) approx

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

**Viewings**

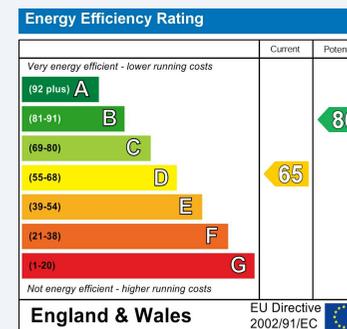
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.

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Ground Floor, Apollo House Eboracum Way, York, YO31 7RE  
Tel: 01904 621026 Email: [york@hunters.com](mailto:york@hunters.com) <https://www.hunters.com>

