



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

£235,000



Hawthorn Street, , York, YO31 0XP

DESCRIPTION

A well maintained, two bedroom terrace property less than half a mile from York's historic city walls and offered for sale with no onward chain.

Upon entering the property there is a lounge with feature fireplace that creates a focal point to the room. The kitchen is to the rear of the property and comprises a range of base and wall units with space and plumbing for free standing appliances and an external door leading to the courtyard.

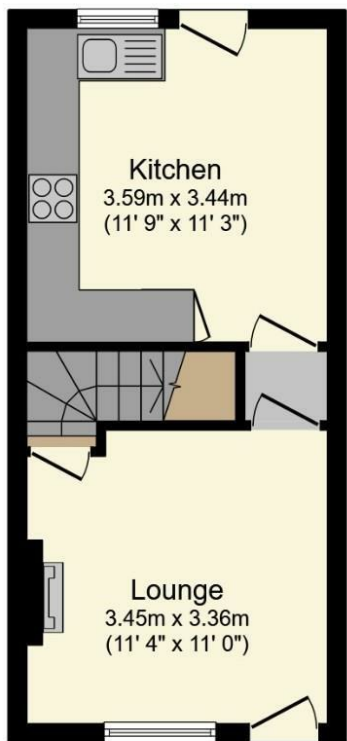
To the first floor there are two bedrooms and the family bathroom with sink, W.C and bath with shower over. The loft is boarded with a skylight window.

Externally there is a rear courtyard with useful brick built outbuilding.

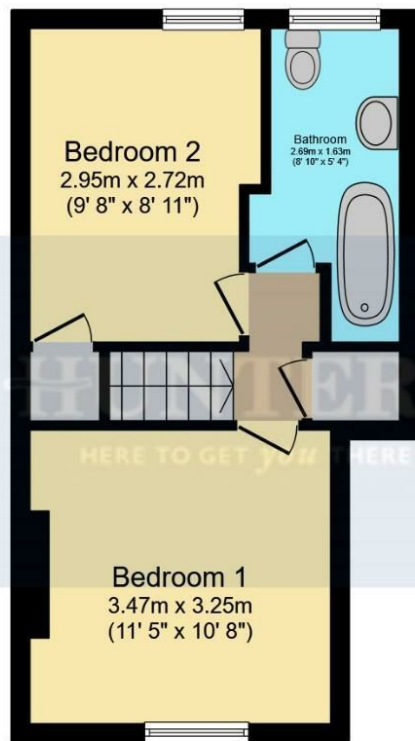
Hawthorn Street is a quiet cul-de-sac with permitted off street parking. Its proximity to the city centre means there is convenient access to a wealth of amenities and a charming parade of shops and cafés on East Parade is also close by.



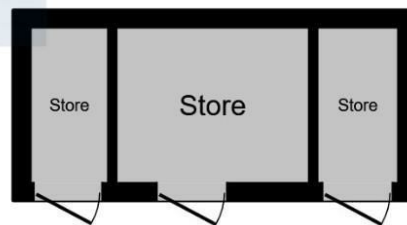




Ground Floor



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

Viewings

Please contact 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.