



**Lawrence Street, York YO10 3BU**



**welcome to**

**Lawrence Street, York**

Welcome to this beautifully presented and generously proportioned home, perfect for growing families or those seeking versatile living space. Spread over three floors, this five-bedroom semi-detached property blends classic charm with contemporary comforts.



### Entrance Hall

With double glazed entrance door, wood flooring, under stairs storage, ceiling rose, coving, radiator and stairs off to the first floor.

### Lounge

16' 2" into bay x 14' 5" max ( 4.93m into bay x 4.39m max )  
With marble fireplace, wood flooring, double glazed bay window to front elevation with shutters, coving, ceiling rose, radiator, TV point and access through sliding doors to the dining room,

### Dining Room

14' 9" x 11' 3" plus recess ( 4.50m x 3.43m plus recess )  
Access from the living room through sliding doors, fireplace, carpet, ceiling rose and radiator.

### Kitchen

13' 10" x 8' 5" ( 4.22m x 2.57m )  
Fitted with wall and base units, marble countertop incorporating sink and drainer, part tiled walls, integrated double oven, hob and dishwasher, tiled flooring, two double glazed windows to rear elevation.

### Utility Room

5' 10" x 16' 10" max ( 1.78m x 5.13m max )  
Tiled flooring, Belfast sink, radiator, integrated storage and double glazed window to side elevation and door to rear courtyard.

### Cloakroom

Tiled flooring, w.c, wash hand basin, and double glazed window to the side.

### Landing

Two windows to rear elevation, carpet and loft access.

### Bedroom One

17' 2" plus recess x 14' ( 5.23m plus recess x 4.27m )  
Two windows to front elevation, radiator, TV point, ceiling rose, access to stud en-suite with shower, w.c, wash hand basin, extractor fan and partly tiled walls.

### Bedroom Two

11' 5" x 14' 7" ( 3.48m x 4.45m )  
With window to front elevation, radiator, TV point, ceiling rose, coving and access to stud en-suite with shower, w.c, wash hand basin, extractor fan and partly tiled walls.

### Bedroom Three

11' 9" plus recess x 12' 6" max ( 3.58m plus recess x 3.81m max )  
With built in wardrobes and drawers, carpet, TV point, ceiling rose, radiator and window to rear. Access to en-suite with bath, w.c, sink, storage cupboard and window to side elevation.

### Bedroom Four

12' plus recess x 13' 11" max ( 3.66m plus recess x 4.24m max )  
Window to rear, carpet, radiator, TV point, sink and extractor fan.

### Bedroom Five

8' 6" x 12' 7" ( 2.59m x 3.84m )  
Window to side elevation, carpet and radiator.

### Rear Garden

To the rear there are steps down to an enclosed open yard space, metal archway, storage area, water point and access to alleyway

### Ground Floor Shower Room

Window to rear, step in shower, w.c, sink, wash hand basin, radiator and partially tiled walls.



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## Lawrence Street, York

- SEMI DETACHED PROPERTY
- FIVE BEDROOMS OVER THREE FLOORS
- PRIVATE REAR COURTYARD
- DOUBLE GLAZED AND CENTRAL HEATING
- LOCATED IN A DESIRABLE LOCATION

Tenure: Freehold EPC Rating: E

Council Tax Band: E

**£500,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
YOR108963 - 0005

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