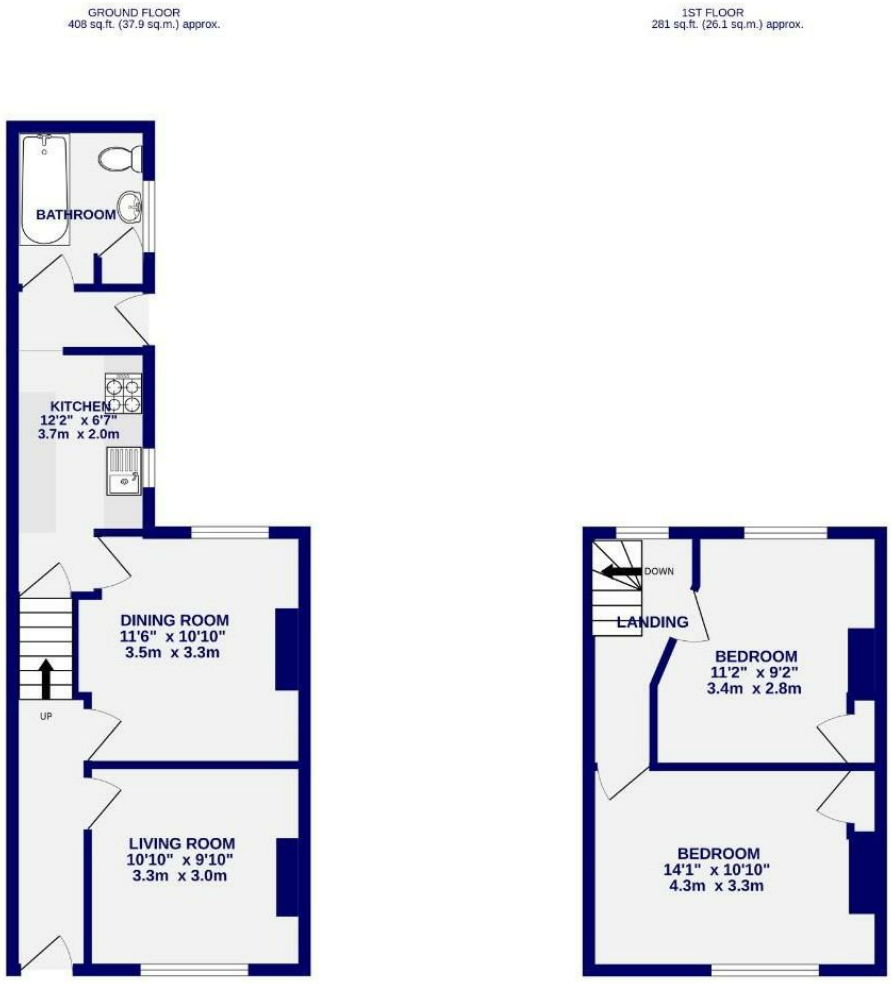
Arthur Street Lawrence Street, YO10 3EL

Freehold
Council Tax Band - B

- Charming Victorian Terrace
- Two Double Bedrooms
- Two Reception Rooms
- South Facing Courtyard
- Popular Residential Area
- Ideally Located For Easy Access To CC & Train Station
- Period Features Throughout
- EPC D



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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Arthur Street
Lawrence Street, York
YO10 3EL

£245,000

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A well-presented two double bedroom Victorian mid-terrace, tucked away just off Lawrence Street and within easy walking distance of York city centre, the city walls and York University. Ideal for a range of buyers, this property's convenient location, within close proximity of varied amenities, various bus connections and easy access to York's outer ring road, this property is expected to be popular.

On entering via the entrance hall, the property offers a front sitting room to the right, with a stunning feature fireplace. At the end of the hall is the second reception room providing excellent space for dining and entertaining, with views over the rear courtyard. To the rear of the property is a fitted kitchen with modern shaker style wall and base units, integrated oven and hob, along with space for freestanding appliances. Beyond this sits a contemporary bathroom with shower over the bath and access out to the south-facing courtyard.

On the first floor are two generous double bedrooms, both benefitting from built-in storage. The landing also offers useful additional space, ideal for a small home office or study area.

Externally, the enclosed south-facing courtyard is a real highlight, offering a low-maintenance outdoor space with access to the service lane. On-street parking is available to the front.

An ideal first home or investment property, perfectly positioned for city living. Early viewing is highly recommended.

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