



Hilda Street
Lawrence Street, York
YO10 3DX

£270,000



Located to the east of York, within the popular residential area of Lawrence Street, is this charming Victorian period terrace, benefiting from a forecourt frontage, a generous plot, and a private rear aspect. Offering an excellent opportunity for first-time buyers or investors alike, the property is conveniently positioned within easy reach of York City Centre, the railway station, and the University of York.

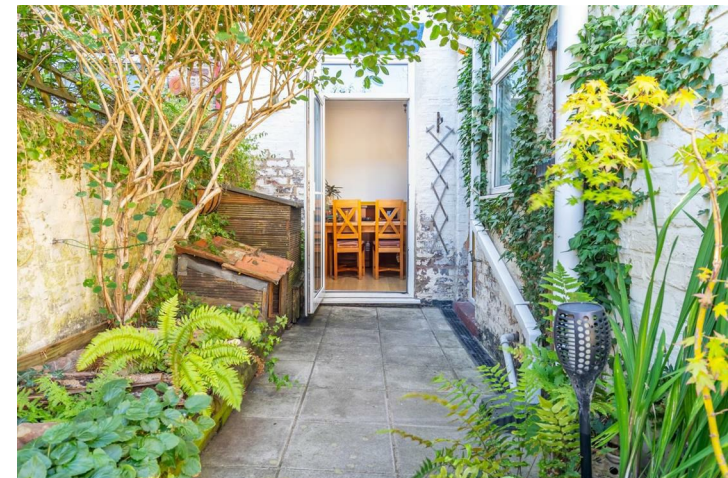
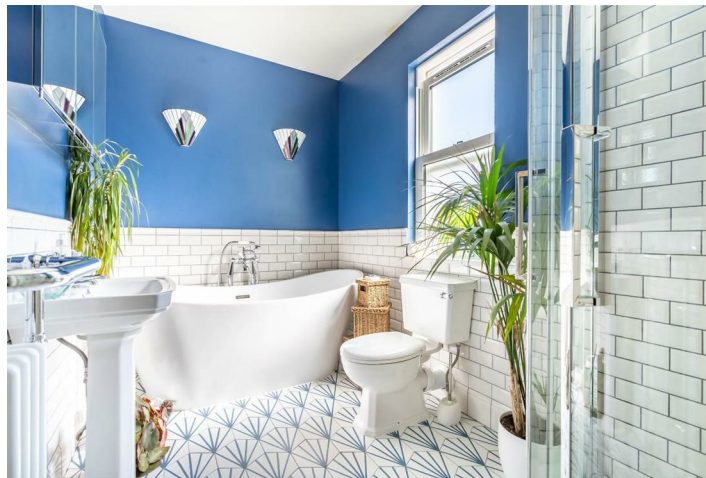
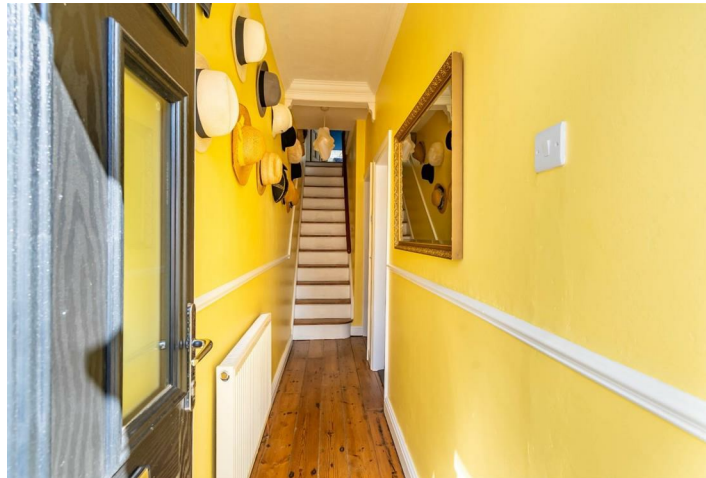
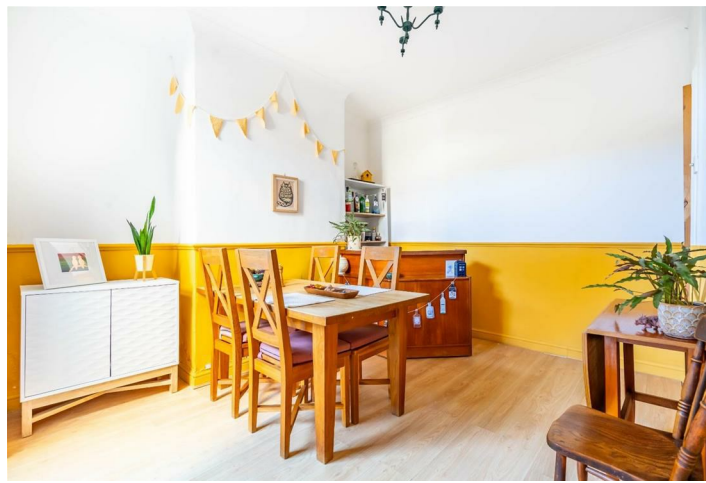
Internally, the property opens into a welcoming entrance hall which provides access to a characterful front reception room. This attractive living space features a striking working solid fuel fireplace and built-in shelving set within the chimney breast recesses, enhancing the period charm of the home. To the rear is a second reception room, currently used as a dining room, with glazed doors opening onto the courtyard and allowing natural light to flood through the space.

Completing the ground floor is a well-appointed kitchen offering a range of storage units and useful utility space to the rear.

To the first floor are two well-proportioned bedrooms and a beautifully presented four-piece family bathroom, featuring both a separate shower enclosure and a bath.

Externally, the property enjoys an attractive forecourt with brick boundary walls to the front, while to the rear is a private north-facing courtyard garden with patio seating areas and established flower borders, creating a peaceful outdoor retreat. On-street non-permit parking is available immediately nearby.

A delightful period home in a highly convenient location, early viewing is highly recommended.

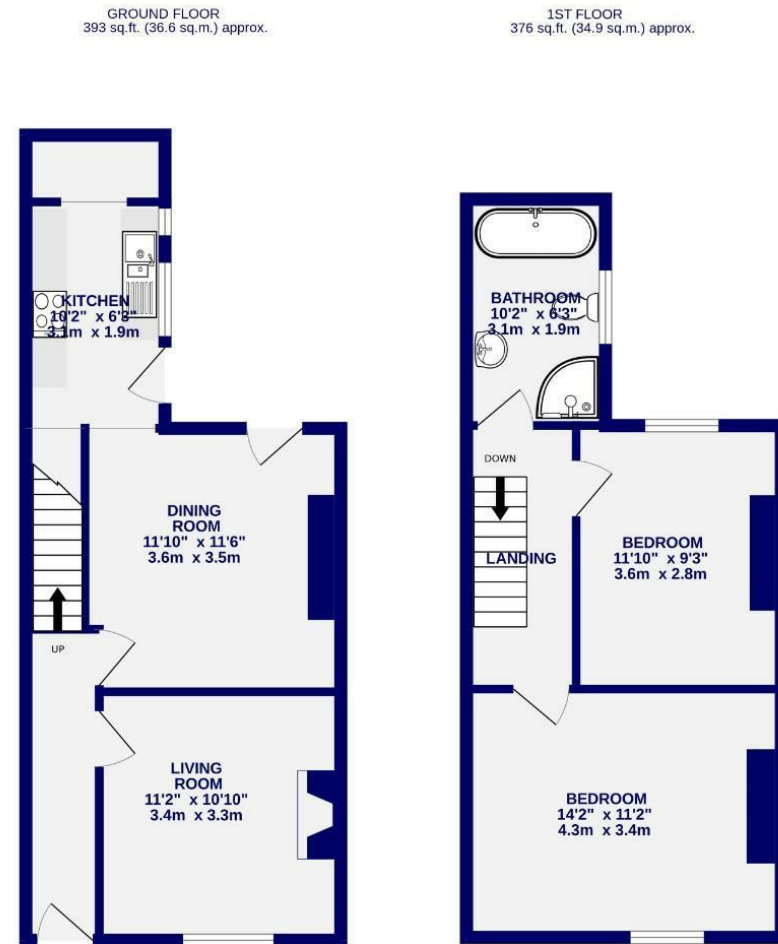




Hilda Street Lawrence Street, York YO10 3DX

Freehold
Council Tax Band - B

- Pretty Victorian Terrace
- Two Double Bedrooms
- Two Reception Rooms
- First Floor Bathroom
- Private Rear Courtyard Garden
- Popular Residential Area
- Ideal First Home
- EPC E



TOTAL FLOOR AREA: 769 sq.ft. (71.4 sq.m.) approx.

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