



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.

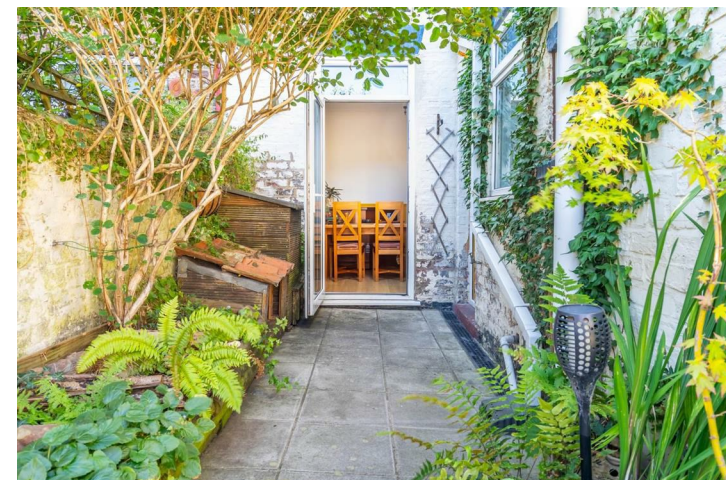
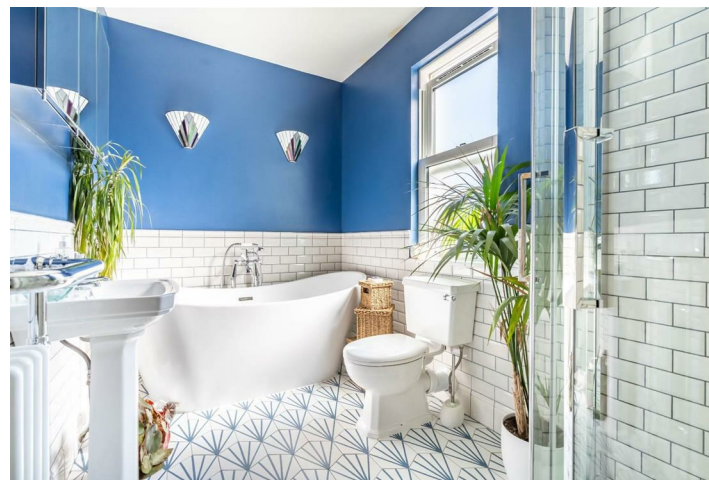
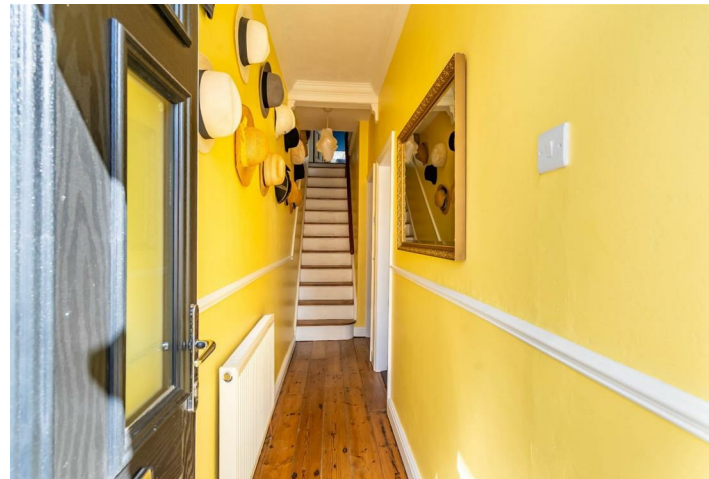
Internally, the property opens into a welcoming entrance hall which provides access to a characterful front reception room. This attractive living space features a striking working solid fuel fireplace and built-in shelving set within the chimney breast recesses, enhancing the period charm of the home. 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.

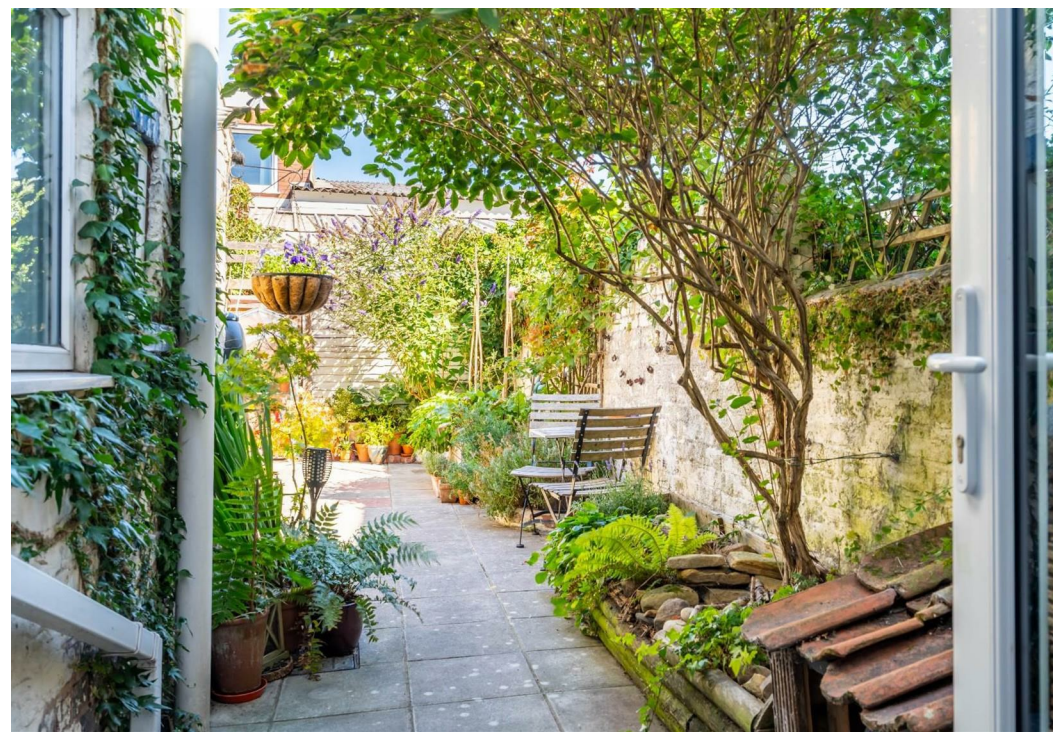
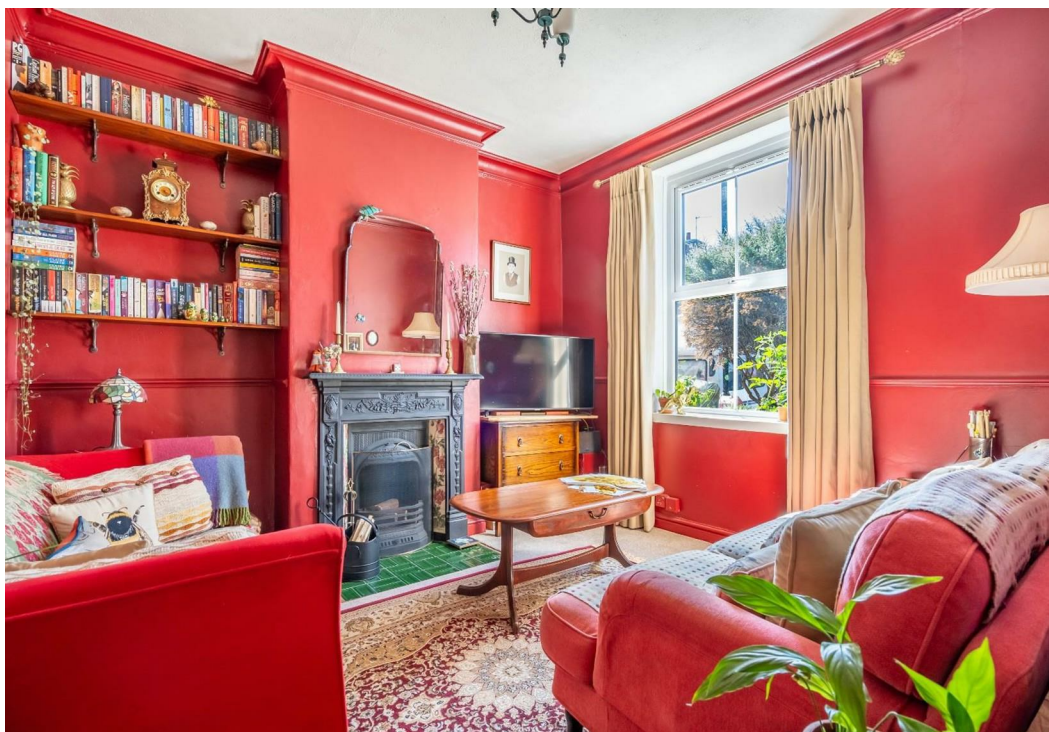
Completing the ground floor is a well-appointed kitchen offering a range of storage units and useful utility space to the rear.

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.

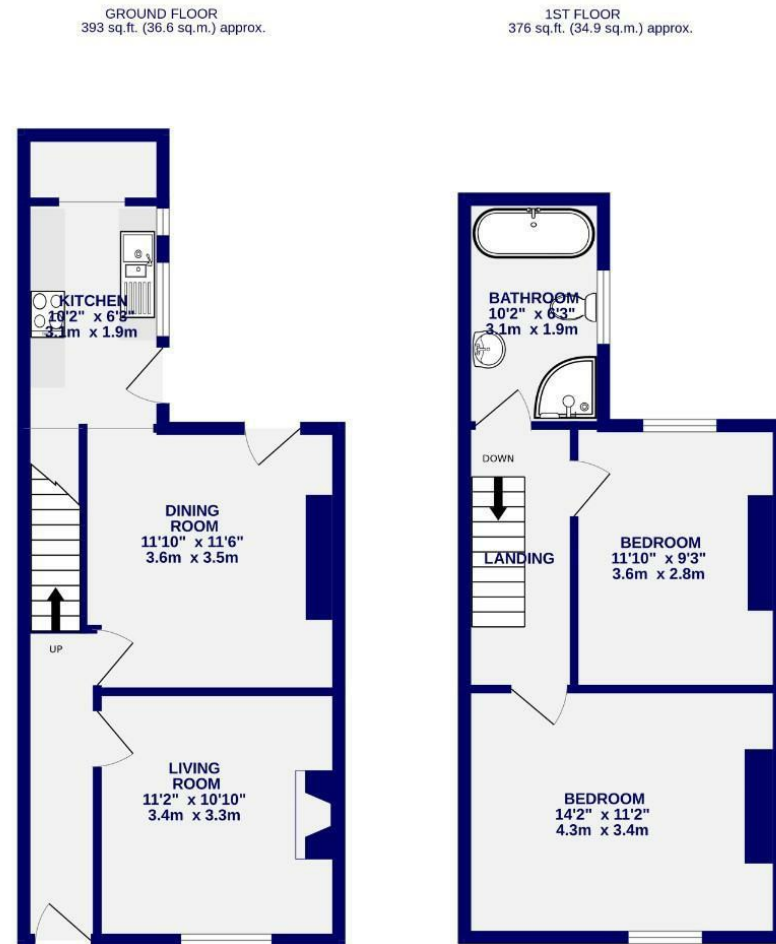




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Freehold
Council Tax Band - B

- 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.

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/porch will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. The 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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