



17 Hawthorn Street, York YO31 0XP

Situated in a quiet cul de sac, within easy walking distance of York city centre, this recently upgraded period terraced home offers well proportioned accommodation finished to a great standard throughout. The ground floor features a bright and welcoming living room with a characterful feature fireplace, a spacious separate dining room, a modern white gloss kitchen, and a stylish three piece bathroom. To the first floor are two generous double bedrooms.

Outside, the property enjoys an enclosed rear courtyard and the added benefit of permit parking. The home has undergone a programme of recent improvement works, including a full rewire, new boiler, new kitchen, new bathroom, and a new roof — providing real peace of mind for the next owner. An excellent choice for first time buyers and investors alike, and an internal viewing is highly recommended to fully appreciate the space and quality on offer.

- Recently Upgraded
- Recently Installed Boiler
- Modern Gloss Kitchen
- Ground Floor Bathroom
- Two Double Bedrooms
- Two Reception Rooms
- Rear Courtyard
- New Roof
- Close to York City Centre
- Local Amenities Nearby

Travelling along Layerthorpe away from the city centre, turn right on to Hawthorn Street. The property is located on the left hand side and can be identified by our For Sale sign.

An ideal location for access into York by foot, bike, public transport or car. Local shopping facilities can be found in Heworth which include a post office, deli, chemist plus a small co op and more! Monks Cross, Vangarde and various supermarkets are a short drive away. The A64 which in turn leads to the road networks is easily accessible from the property too.

