

## Hawthorn Street, Heworth £1,100 Per Month

An attractive extended mid terrace property in highly convenient locality minutes from the city centre. Unfurnished. Gas central heating, UPVC double glazing. Entrance hall, 18` lounge, fitted kitchen with oven and hob, dining room, two good bedrooms, bathroom/WC with shower, small enclosed rear yard, on street permit parking.

EPC 58 D. NO SMOKERS. NO PETS.

## DESCRIPTION

Entrance Hall. With panelled external door.

Lounge. Approx 18`1" x 11`5" (5.51m x 3.48m) with laminate wood floor, coal effect gas stove, recess to brick feature fireplace, fitted cupboards, under stairs cupboard, two central heating radiators.

Kitchen. Approx 12`6" x 4`7" (3.81m x 1.40m) with single drainer stainless steel sink, range of fitted base units and drawers with wood doors beneath wood block worktops, tiled splashback, matching wall units, integrated Stoves electric oven and gas hob, tiled floor, external door.

Dining Room. Approx 13`7" x 9`9" (4.14m x 2.97m) with tiled floor, central heating radiator, Gas central heating boiler, fridge freezer, washer. wood block effect laminate worktop.

First Floor Landing. With fitted cupboard.

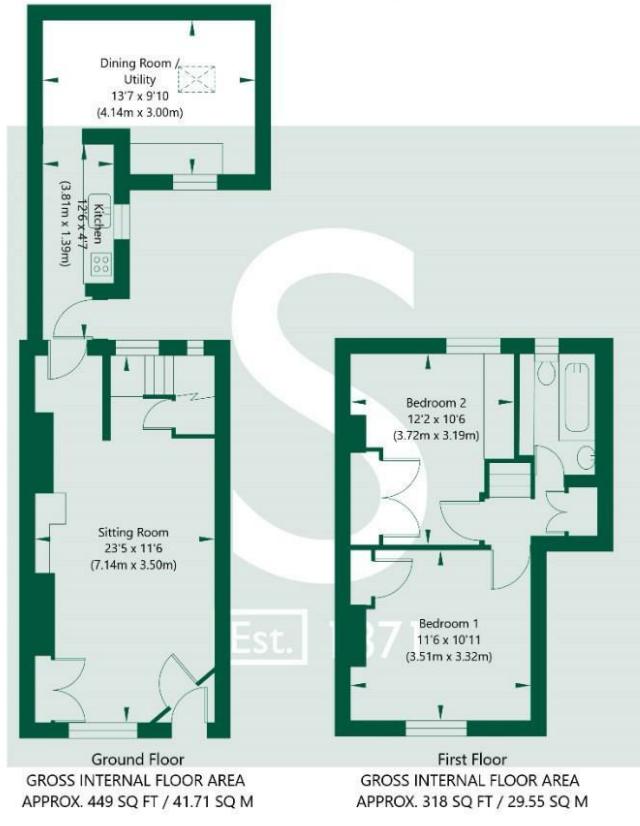
Bedroom One (front). Approx 11`6" x 10`10" (3.51m x 3.30m) with central heating radiator, recessed cupboard.

Bedroom Two (rear). Approx 12`4" x 10`5" (3.76m x 3.18m) with central heating radiator, fitted cupboard.

Bathroom/WC. With white suite comprising panelled bath with Mira Sport electric shower and glazed screen, pedestal hand basin and low flush WC, tiling to floor and walls, central heating radiator.

Outside. Small enclosed yard to rear with pedestrian access (shared with adjoining property).



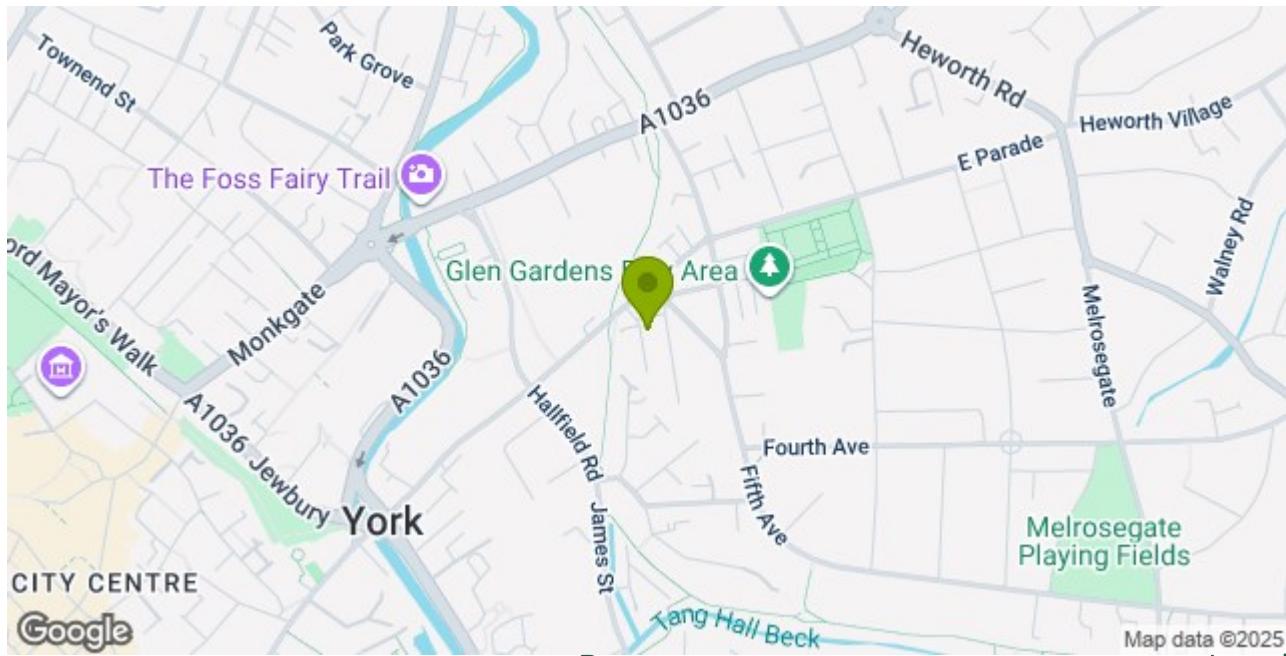


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 767 SQ FT / 71.26 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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