



# Harcourt Street Heworth, York YO31 OXF

Offers Over £575,000



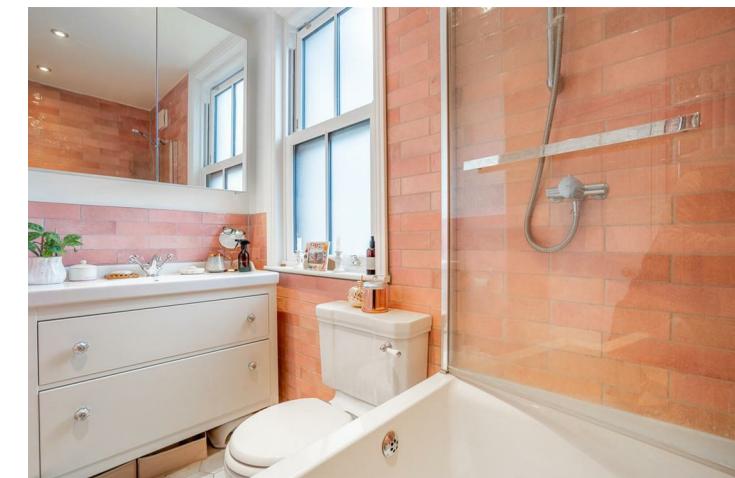
An elegant period home located to the east of York in the sought-after village of Heworth, offering a wealth of local amenities including cafés, public houses, and independent shops, along with a short and scenic stroll into York city centre. This vibrant and beautifully presented Edwardian townhouse is rich in character and original features, including original tiled flooring, picture rails, and built-in cupboards, all thoughtfully enhanced and updated by the current owner.

The welcoming entrance hall immediately sets the tone, featuring vibrant original tiled flooring and leading through to the principal reception room, which runs the full depth of the home. This charming and characterful space is filled with natural light from a large traditional bay window and centres around the two ornate fireplaces with a period-style surround. Herringbone wooden flooring further enhances the warmth and charm, while French patio doors provide access to the courtyard garden.

The kitchen is nestled to the rear of the property and boasts traditional white shaker-style units complemented by wooden worktops. A breakfast dining area adds to this wonderful family kitchen, truly serving as the heart and hub of the home. To the rear of the kitchen is a convenient utility room with shower and downstairs WC, completing the ground floor accommodation.

To the first floor is the master bedroom with large bay window to the front and open fireplace, which is currently used as a children's room with a hand-painted mural. This is followed by a further generous double bedroom and a single bedroom, currently used as a home office. The second floor is home to a fourth bedroom, complete with eaves storage and Velux windows, with views of the Minster to the front, and views of Glen Gardens to the rear.

Externally, the courtyard garden is designed for low maintenance and offers a private and peaceful outdoor space, while a charming forecourt enhances the front of the property.



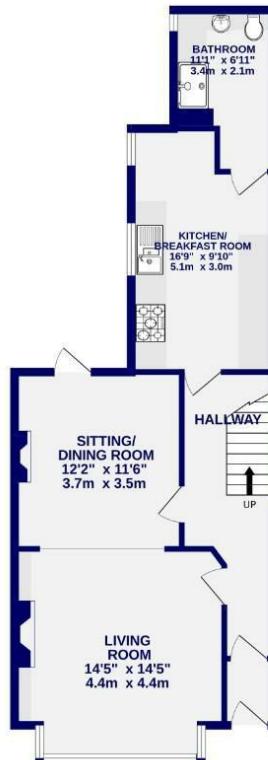


# Harcourt Street Heworth, York YO31 OXF

Freehold  
Council Tax Band - C

- Elegant Period End Townhouse
- Four Bedrooms
- Stunning Bay Fronted Reception
- Ornate Fireplaces And Herringbone Floors
- Bursting With Colour And Character
- Original Edwardian Features
- Traditional Kitchen With Breakfast Dining
- Two Stylish Bathrooms
- Private Low Maintenance Courtyard
- EPC TBC

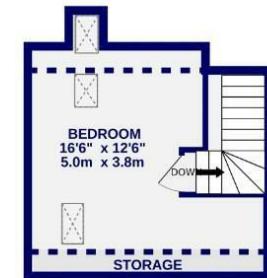
GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



2ND FLOOR  
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 1531 sq.ft. (142.2 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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