

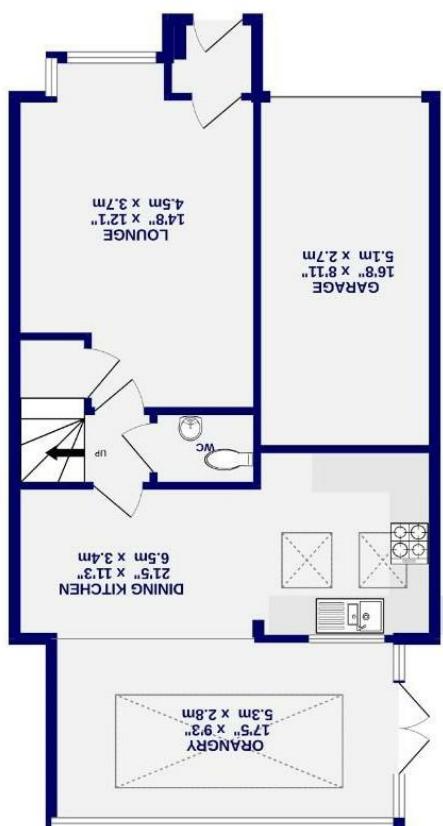
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. Any statements, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements, measurements, floor plans or distances, appliances and fixtures referred to in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

These dimensions, floor areas and plots are approximate and should be used as a guide only. The vendor reserves the right to make any necessary alterations to the property. The vendor reserves the right to alter any fixtures, fittings, services, measurements, floor plans or distances referred to in these particulars. This plan is for guidance only and should not be relied upon as a statement of fact. Actual dimensions may differ.

TOTAL FLOOR AREA: 122 sq ft (11.3 sq m) approx.



1ST FLOOR
461 sq ft (42.8 sq m) approx.



GROUNDFLOOR
759 sq ft (70.5 sq m) approx.

- £10,000 allowance towards deposit

EPC - TBC

Sought After Residential Area

Bathroom, Ensuite & Ground Floor W.C

Driveway & Garage

West Facing Garden

Three Bedrooms

Orangery Extension

Detached Family Home

Council Tax Band - D
Freehold

YO26 5FB
Acomb, York
Hardwicke Close



Hardwicke Close

Acomb, York YO26 5FB

£370,000



2

NOW OFFERED WITH A £10,000 ALLOWANCE
TOWARDS DEPOSIT COSTS!

Located in the popular residential area of Acomb, to the west of York, is this extended three-bedroom detached home. Situated on a quiet cul-de-sac just off Boroughbridge Road, the property is within close proximity to a range of local amenities, including shops, eateries, and bus connections to the city centre and further afield.

Internally, the property offers an entrance hall leading into a bright front reception room, benefiting from a large bay window. To the rear is the extended open-plan kitchen, living, and dining area, further enhanced by a stunning orangery added by the current owners. With an abundance of windows, this space is flooded with natural light throughout the day. The kitchen is well equipped with a range of integrated appliances and also provides space for freestanding white goods.

Upstairs, the property offers three well-proportioned bedrooms, a spacious landing, and two bathrooms, one of which is an en-suite to the master bedroom.

Externally, the property sits on a generous plot with a west-facing rear garden that overlooks open countryside. Landscaped for low-maintenance living, the garden includes patio and decking areas, along with a shed for additional storage. To the front, there is driveway parking and access to the integral garage.

An ideal family home, situated within a popular residential setting, early viewing is highly recommended.

£10,000 allowance towards deposit

Council Tax Band- D

