



# Hardwicke Close

## Off Boroughbridge Road, York YO26 5FB

£260,000



A stunning modern end town house, positioned within this highly desirable residential location just off Boroughbridge Road. Offering two double bedrooms, off street parking and a delightful landscaped garden, this beautifully presented home is ideal for first time buyers, professionals or investors alike.

The accommodation opens into a welcoming entrance hall with a ground floor cloakroom w.c. The modern fitted kitchen sits to the front of the property, while to the rear is a bright and spacious living room with French doors opening directly onto the garden, creating an excellent space for both everyday living and entertaining.

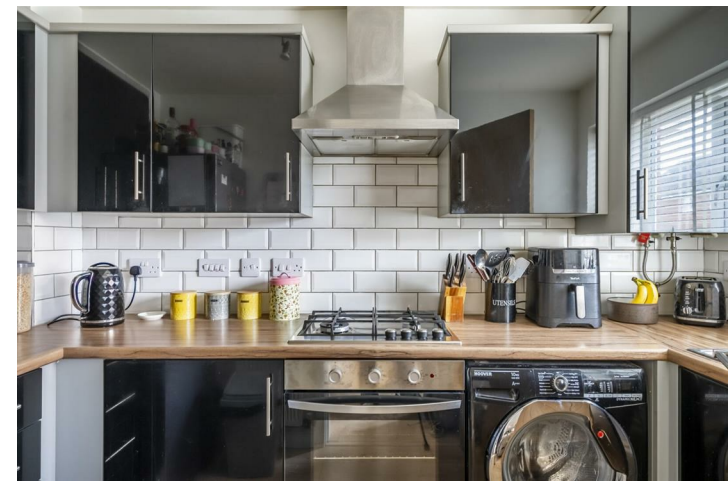
To the first floor is a landing leading to two generous double bedrooms, along with a modern bathroom fitted with a contemporary suite.

Externally, the property benefits from off street parking to the front. To the rear is a delightful landscaped garden, designed for ease of maintenance and enjoying a good degree of privacy, along with a timber storage shed.

Hardwicke Close is ideally placed for access to a range of local amenities and excellent transport links. The York Outer Ring Road is close by, providing easy access around the city and beyond, while York city centre and the railway station are also readily accessible.

An internal viewing is strongly recommended to fully appreciate the quality, presentation and location of this superb home.

Council Tax Band B

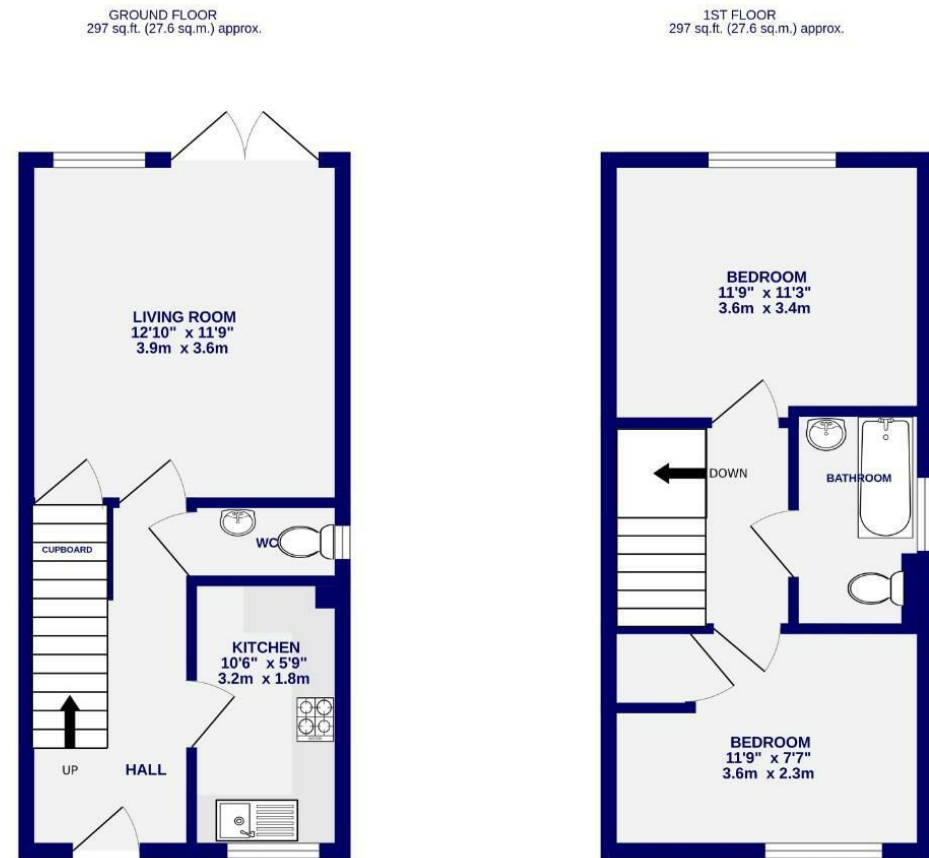




# Hardwicke Close Off Boroughbridge YO26 5FB

Freehold  
Council Tax Band - B

- Modern End Terrace
- Two Double Bedrooms
- Off Street Parking
- Driveway
- Modern Kitchen & Bathroom
- Sought After Location
- EPC C



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement 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, equipment 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 areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained 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.