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TOTAL FLOOR AREA: 610 sq. ft. (56.7 sq.m.) approx.  
 While every effort has been made to ensure the accuracy of the layout, measurements of rooms and other areas are approximate. It is advised that the purchaser should verify the measurements of rooms and other areas and is responsible to make his own measurements. The purchaser should also check the location and extent of any fixtures, fittings and appliances shown. These are shown as approximate and are not intended to be exact. The purchaser should also check the location and extent of any fixtures, fittings and appliances shown. These are shown as approximate and are not intended to be exact. The purchaser should also check the location and extent of any fixtures, fittings and appliances shown. These are shown as approximate and are not intended to be exact.

- Well Presented Semi Detached House
- Two Double Bedrooms
- Modern Shower Room
- High Quality Kitchen
- Overlooking Local Allotments
- Driveway Parking
- Ideal Family Home
- EPC C

Freehold  
 Council Tax Band - B

# Hardwicke Close Acomb, York YO26 5FB



# Hardwicke Close

Acomb, York

YO26 5FB

£280,000



Located on a modern and well-kept development just a couple of miles from York City Centre, this well-presented two bedroom semi-detached home offers stylish and practical living with excellent transport links both into and out of the city. Overlooking local allotments, this home is ideal for first time buyers, professionals or investors alike, and is ready to move into and enjoy immediately.

Internally, the property opens into an entrance hall with useful understairs storage, leading through to a fitted kitchen positioned to the front of the home. The kitchen offers a range of wall and base units with integrated appliances including an electric oven, gas hob, dishwasher and fridge freezer, creating a smart and functional space. To the rear, the living room is bright and welcoming, with doors opening directly onto the garden, allowing for a wonderful flow between indoor and outdoor living. What once was a ground floor cloakroom has now been upgraded to a utility room for a washer and dryer.

To the first floor are two well-proportioned double bedrooms, each offering comfortable accommodation, along with a modern house shower room accessed from the landing.

Externally, the property enjoys a driveway to the front providing off-street parking. To the rear is a fully enclosed garden, predominantly laid to lawn with patio and decking areas, creating the perfect setting for outdoor dining and entertaining. A shed with power and raised beds further enhance this attractive and practical outdoor space.

Offering low-maintenance living in a convenient location close to York, this is a home that will appeal to a wide range of buyers and early viewing is highly recommended.

Council Tax Band B

