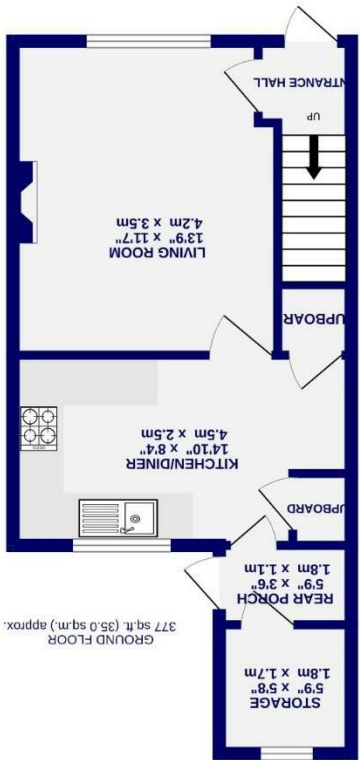




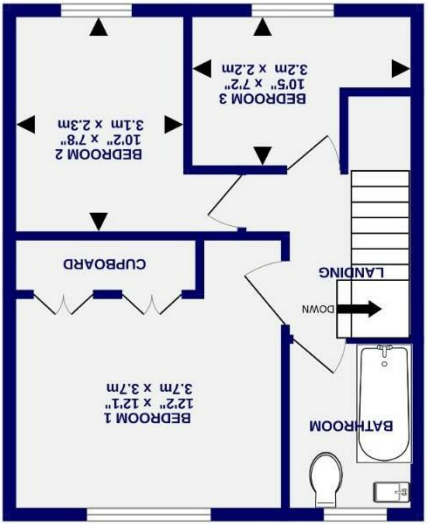
Hamilton Drive , York YO24 4NY

Freehold
Council Tax Band - B

- Mid-Terraced House
- Three Bedrooms
- Well Connected To Local Amenities & City Centre
- Off Street Parking
- Large Workshop/Shed
- Potential To Modernise
- Viewings Highly Recommended
- EPC - C



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.5 sq.m.) approx.

TOTAL FLOOR AREA: 771 sq.ft. (71.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other areas and no responsibility is taken for any error, omission or misstatement. 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 visited and no guarantee as to their operability.
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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.

Hamilton Drive
, York
YO24 4NY

£260,000

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Located in the popular residential area of Holgate, which is ideally placed for easy access to York city centre and train station, is this well presented mid townhouse. Hamilton Drive is located to the west of the city and benefits from a range of local amenities, bus connections to York city centre and train station.

Internally the property offers an entrance hall which leads into the living room to the front of the property, benefitting from a large window overlooking the front. Set to the rear is the fitted kitchen which offers an array of wall and base units, some integrated appliances and space for additional white goods. The rear of the property leads to a covered porch providing access to the external storage room.

On the first floor are two double bedrooms and a single bedroom as well as a well presented three piece bathroom.

Outside is driveway parking to the front of the property, and access that leads to the private and enclosed rear garden. Offering mainly lawn, the garden also comprises of a wooden pergola, flower bed areas and a large workshop.

Sure to be popular, viewings are highly recommended.

Council Tax Band- B

