

- Hamilton Drive, AcOMB, YORK YO24 4PL
- Freehold
- Council Tax Band - C
- Semi Detached House
- Three Bedrooms
- Well Maintained Throughout
- Potential For Extension (STF)
- South Facing Rear Garden
- Popular Residential Area
- No Onward Chain
- EBC - TBC

The floor plan illustrates a house layout. On the left, a large room is labeled 'BEDROOM' with dimensions  $4.15\text{m} \times 3.1\text{m}$  ( $13'7\text{"} \times 10'0\text{"}$ ). To the right of this room is a central hallway. At the end of the hallway is a room labeled 'BEDROOM' with dimensions  $2.00\text{m} \times 2.00\text{m}$  ( $6'8\text{"} \times 6'9\text{"}$ ). To the right of the central hallway is a room labeled 'SHOWER ROOM' with a small icon of a shower. A staircase leads up from the central hallway. A small arrow points to the right, labeled 'OWN'.

The floor plan illustrates the layout of a house with the following dimensions:

- LIVING ROOM:** 4.17m x 3.3m (13'7" x 10'8")
- DINING ROOM:** 3.5m x 3.1m (11'6" x 10'0")
- KITCHEN:** 3.5m x 2.0m (11'6" x 6'7")
- HALL:** An area labeled "UP" with an arrow pointing down, indicating an upper level.

380 sq.ft. (35.3 sq.m.) approx.

383 sq.ft. (35.6 sq.m.) approx.

Y024 4PL  
West Drive Hamilton, York



Hamilton Drive West  
Acomb, York  
YO24 4PL

£290,000

 3  1

Located in the popular residential area of Acomb, to the west of York, is this much-loved three bedroom family home. Well maintained throughout, the property offers excellent scope for further development or extension, subject to the necessary planning permissions, and would make an ideal first purchase or a comfortable long-term family home.

Internally, the property opens into an entrance hall providing access to two reception rooms positioned to the right. These rooms are open to one another, allowing natural light to flow through the ground floor. To the rear of the home is a fitted kitchen, featuring a range of base units providing ample storage and worktop space. To the first floor are three well-proportioned bedrooms, complemented by a three-piece shower room.

Externally, the property benefits from a south-facing rear garden, predominantly laid to lawn and enclosed by fenced boundaries, offering a pleasant and private outdoor space. Set back from the property is a single garage with driveway parking to the front.

In summary, this property is offered to the market with no onward chain and occupies a sought-after position with excellent potential. Early viewing is highly recommended to fully appreciate the opportunity on offer.

Council Tax Band - C

