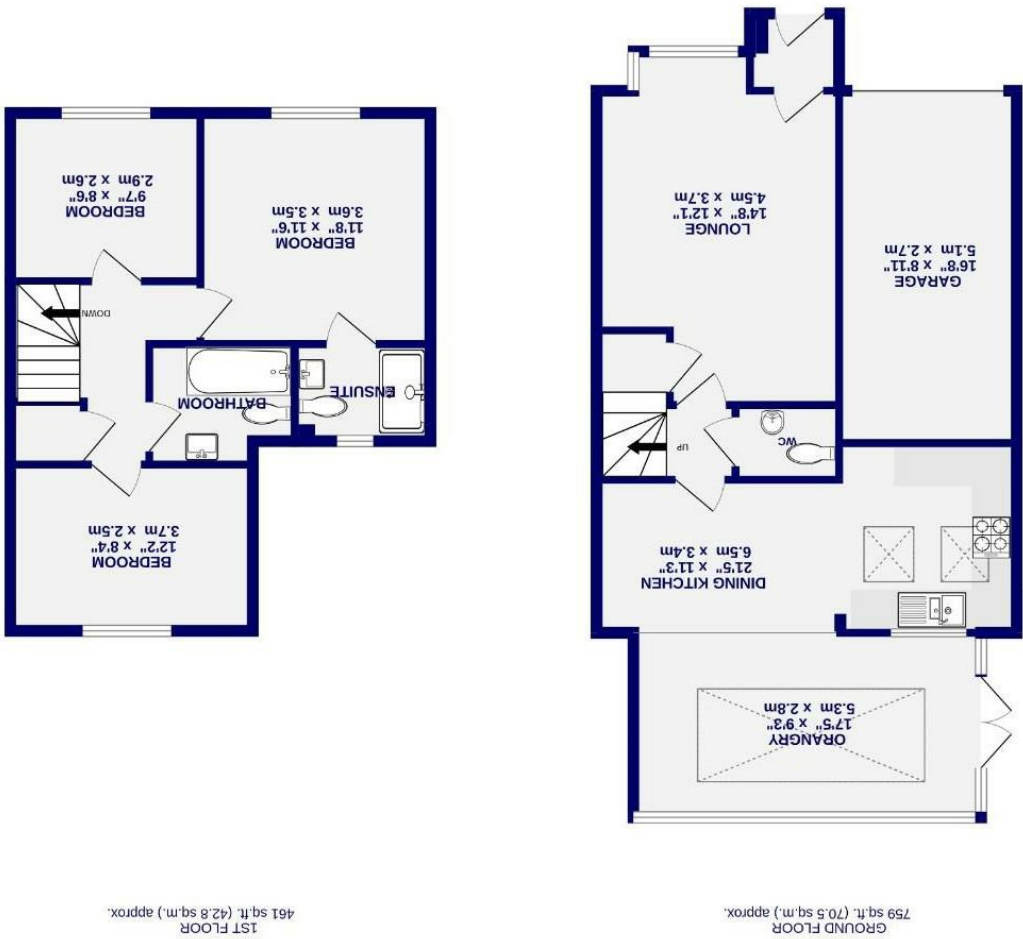


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- £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

Freehold
Council Tax Band - D

Hardwicke Close Acomb, York YO26 5FB



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that the purchaser will verify the accuracy of the floorplan and any other areas and no responsibility is taken for any error, omission or misstatement. The 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 tested and are provided as to their operability. Made with Mapbox (2023).



Hardwicke Close
Acomb, York
YO26 5FB

£380,000

3 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

