



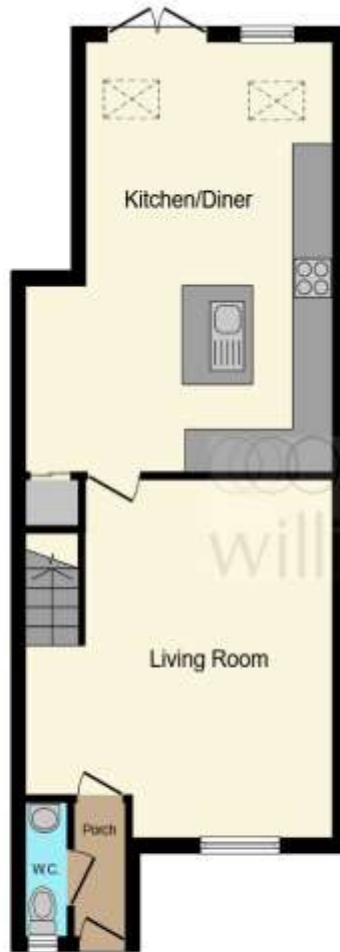
**Hazelnut Grove, YORK YO30 6RA**

**welcome to**

## **Hazelnut Grove, YORK**

Nestled within a highly sought-after development, this stunning four-bedroom extended detached property on Hazelnut Grove boasts modern living at its finest. This modern property offers convenient access to York city centre and the Clifton Moor retail park.





**Ground Floor**



**First Floor**

## Entrance Hall

## Cloakroom

## Lounge

15' 10" x 14' 6" ( 4.83m x 4.42m )

## Kitchen Diner

19' 7" x 11' 3" ( 5.97m x 3.43m )

## Bedroom 1

13' 7" x 11' 3" ( 4.14m x 3.43m )

## En Suite

## Bedroom 2

## Bedroom 3

12' 10" x 8' 4" ( 3.91m x 2.54m )

## Bedroom 4

8' 5" x 8' 3" ( 2.57m x 2.51m )

## Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Hazelnut Grove, YORK**

- GUIDE PRICE £400,000 TO £425,000
- FOUR BEDROOMS
- EXTENDED DETACHED PROPERTY
- OPEN PLAN MODERN KITCHEN DINER
- CLOSE TO AMENITIES

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

guide price

**£400,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HAX105698](http://williamhbrown.co.uk/Property/HAX105698)



Property Ref:  
HAX105698 - 0007

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