



## Hardwicke Close, , York, YO26 5FB

- PART-EXCHANGE CONSIDERED!
- ENSUITE
- DOWNSTAIRS W.C
- WELL PRESENTED
- KITCHEN DINER
- UTILITY ROOM
- POPULAR LOCATION

**£499,950**





# Hardwicke Close, , York, YO26 5FB

## DESCRIPTION

\*\*\*NEED TO SELL YOUR HOME??? - Part-Exchange Considered!\*\*\*

A well-presented, four bedroom detached home in a popular residential location to the West of York.

Upon entering the property you have a spacious entrance hall with understairs cupboard and ground floor W.C.

The living room is located to the front of the property and is filled with light from the large bay window and a further window to the side.

Double doors lead from the living room to the kitchen diner which has patio doors leading to the rear garden. The kitchen area has a range of base and wall units with integrated appliances. off the kitchen you have a utility room with further units a sink, space and plumbing for a washing machine as well as a door leading to the rear garden.

To the first floor you have four bedrooms, the main of which has an ensuite shower room. The family bathroom completes the internal accommodation with sink, W.C and bath with shower over.

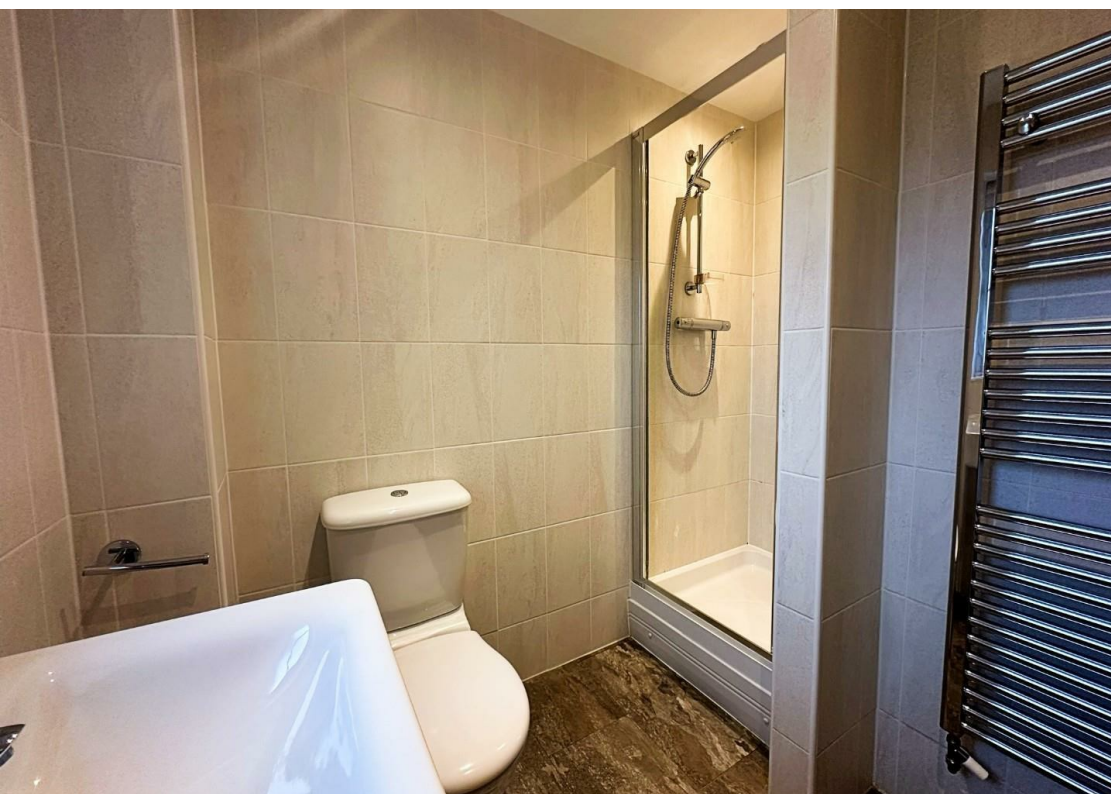
Externally there is a driveway to the front leading to the integral garage.

To the rear you have an enclosed garden, mainly laid to lawn with a patio seating area. There is also a timber built shed.

The property is offered for sale with no onward chain and viewing is highly recommended.

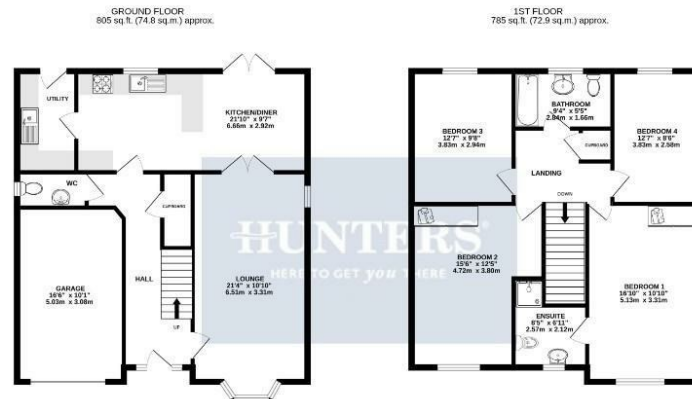






# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



**TOTAL FLOOR AREA:** 1590 sq.ft. (147.7 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures provided, we, our agents, our brokers, agents and any other party are not responsible for any errors, omissions or misstatements. The purchaser is responsible for checking the accuracy of the figures before purchase. The services, systems and appliances shown have not been tested and no guarantee is given regarding their condition or use.  
 www.hunters.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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