



## Hamilton Drive, York, YO24 4NY

- Three Bedrooms
- Good Local Amenities
- Popular Location
- Workshop
- Off Street Parking
- Council Tax Band B

**£260,000**





# Hamilton Drive, York, YO24 4NY

## DESCRIPTION

A three bedroom home in a popular location to the west of York, offering convenient access to a range of local amenities.

Upon entering there is a hallway with stairs to the first floor. The living room is to the front of the property and has a feature fireplace and a large window to the front allowing in plenty of natural light.

The kitchen runs the width of the property and has a range of base and wall units with space and plumbing for free standing appliances. beyond the kitchen is a rear porch leading to a useful store room and an external door to the rear garden.

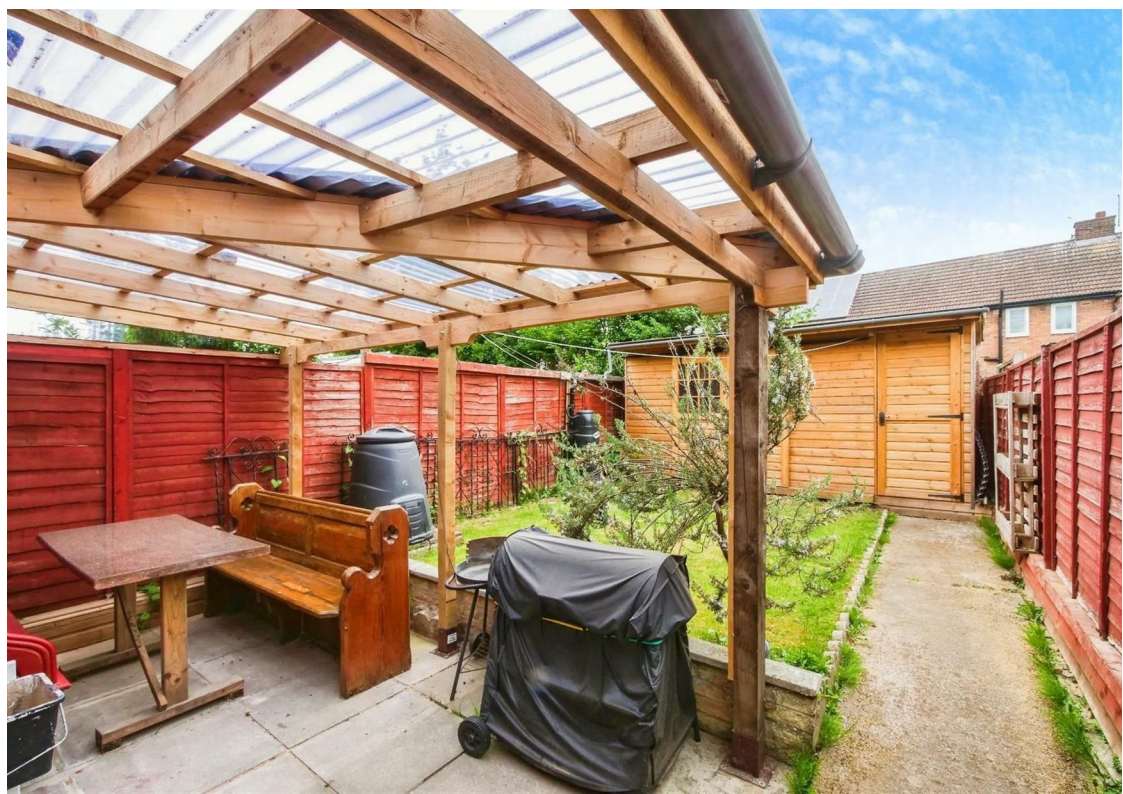
There are three bedrooms to the first floor and the family bathroom with sink, W.C and bath with shower over.

Externally there is a paved driveway to the front. To the rear there is a private, lawned garden with large timber workshop and patio seating area.

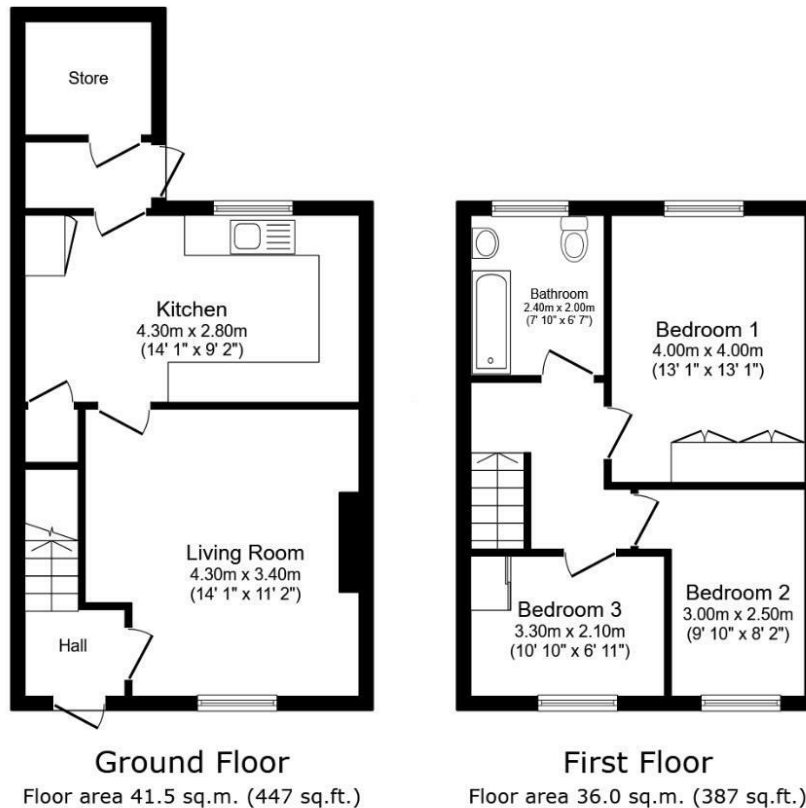
Hamilton Drive is a well connected residential street offering bus connections to the city centre and train station as well as a range of local amenities in Acomb.











Total floor area: 77.5 sq.m. (834 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

### Viewings

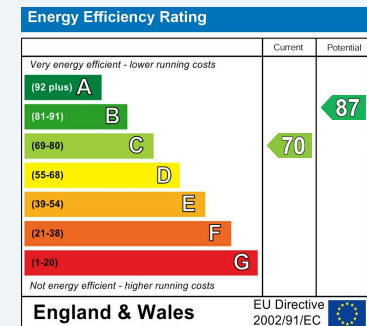
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



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.