



## Hornbeam Close, York, YO30 6RD

- Private Garden
- Two Car Driveway
- Well Presented
- Kitchen Diner
- Ground Floor W.C
- Council Tax Band D

£330,000

**HUNTERS®**

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# Hornbeam Close, York, YO30 6RD

## DESCRIPTION

A well-presented three-bedroom detached home in a popular residential area. This attractive property provides modern living accommodation, a beautifully private lawned rear garden, and excellent parking with a garage and driveway for two cars.

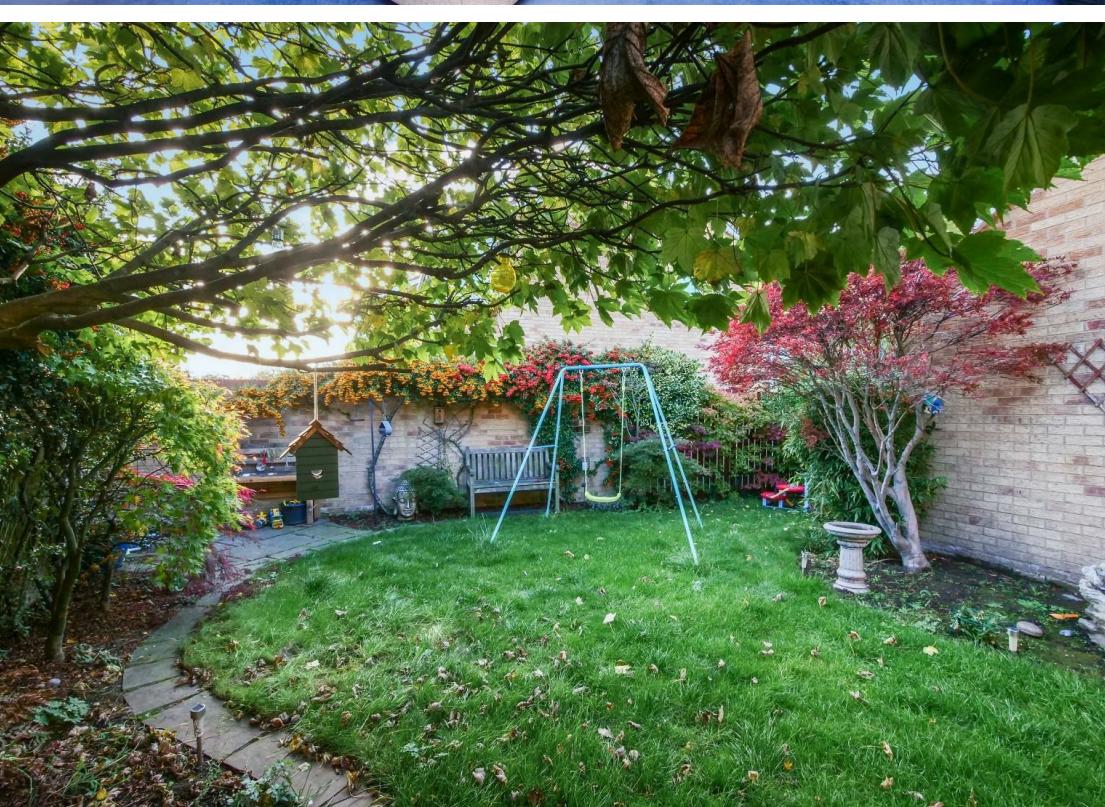
The accommodation comprises an entrance hall with a convenient downstairs W.C., leading through to a spacious living room filled with natural light. The modern fitted kitchen offers generous workspace and storage, with ample room for dining and access to the rear garden.

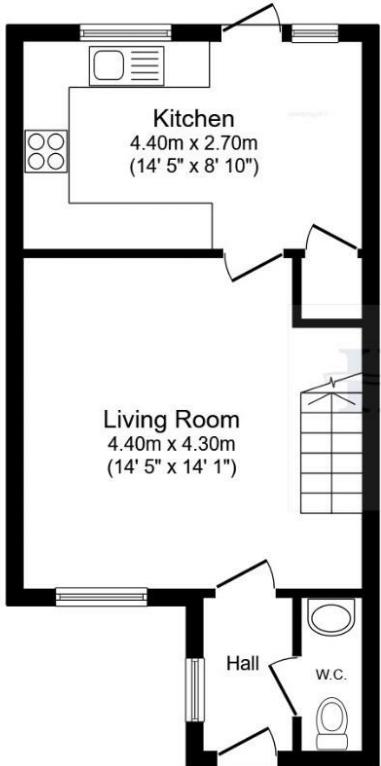
Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom enjoys pleasant garden views, while bedrooms two and three provide flexibility for a home office, guest room, or nursery.

To the rear, the property boasts an extremely private, enclosed garden, mainly laid to lawn with a patio seating area. To the front, a driveway provides parking for two vehicles and leads to a single garage, offering additional storage or workshop potential.

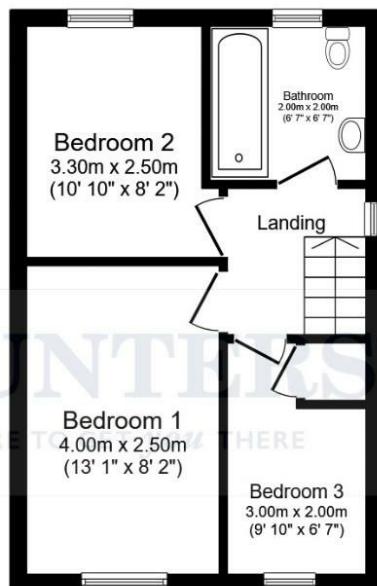
Situated in a desirable residential area, this home benefits from excellent local amenities, schools, and transport links to York city centre, the outer ring road, and major routes beyond.



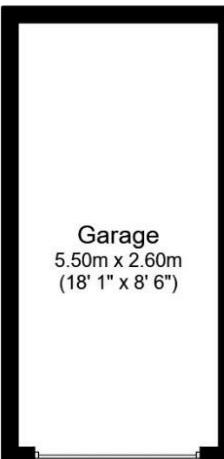




**Ground Floor**



**First Floor**



**Garage**

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.