



Hardwicke Close, York £260,000

A beautifully presented modern townhouse, conveniently position within this modern development, just off Boroughbridge Road enjoying enclosed garden and off street parking.



Well placed within this quiet backwater development is this lovingly maintained modern townhouse, ideal for first time buyers, professional couples or those looking for more manageable accommodation. Beautifully arranged over two floors the property enjoys a stylish kitchen with fitted appliances, along with a good sized living room with space for dining, and french doors on the garden. Furthermore to the ground floor is a w/c.



To the first floor a central landing, with loft access, leads into two spacious double bedrooms and modern house bathroom, which comprises a panelled bath with shower, low flush w/c & hand wash basin. To the outside of the property is a driveway to the front, providing off street parking and to the rear is an enclosed garden with lawn, patio and shed.

The residence benefits from gas fired central heating, along with uPVC double glazing and is well placed for easy access to the railway station, city centre and outer ring road, making this an ideal starter home or investment.



Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000* Mbps download speed

EPC Rating: C

Council Tax: B - City of York

Current Planning Permission: No current valid planning permissions

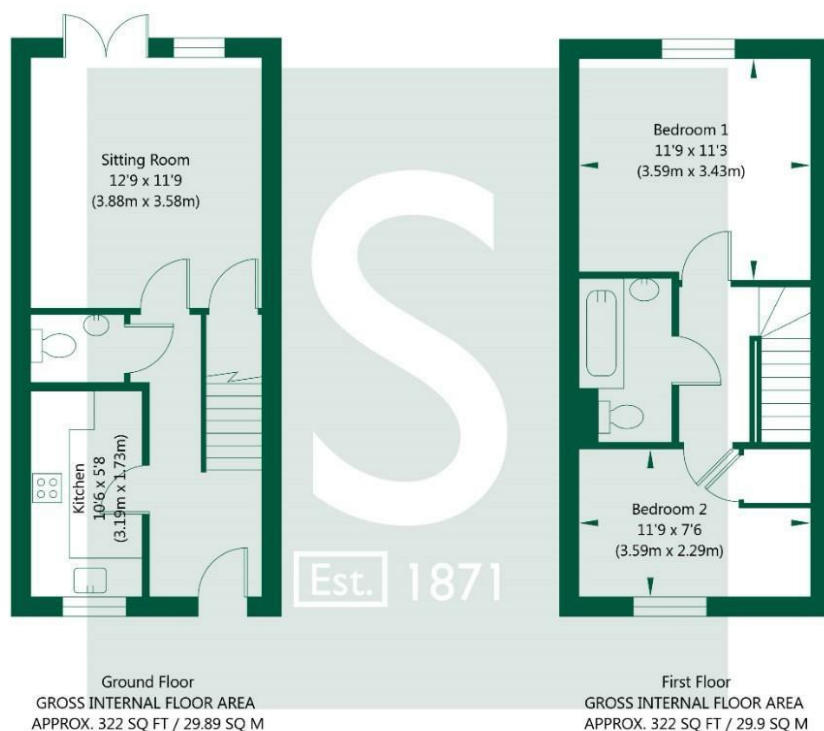
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533



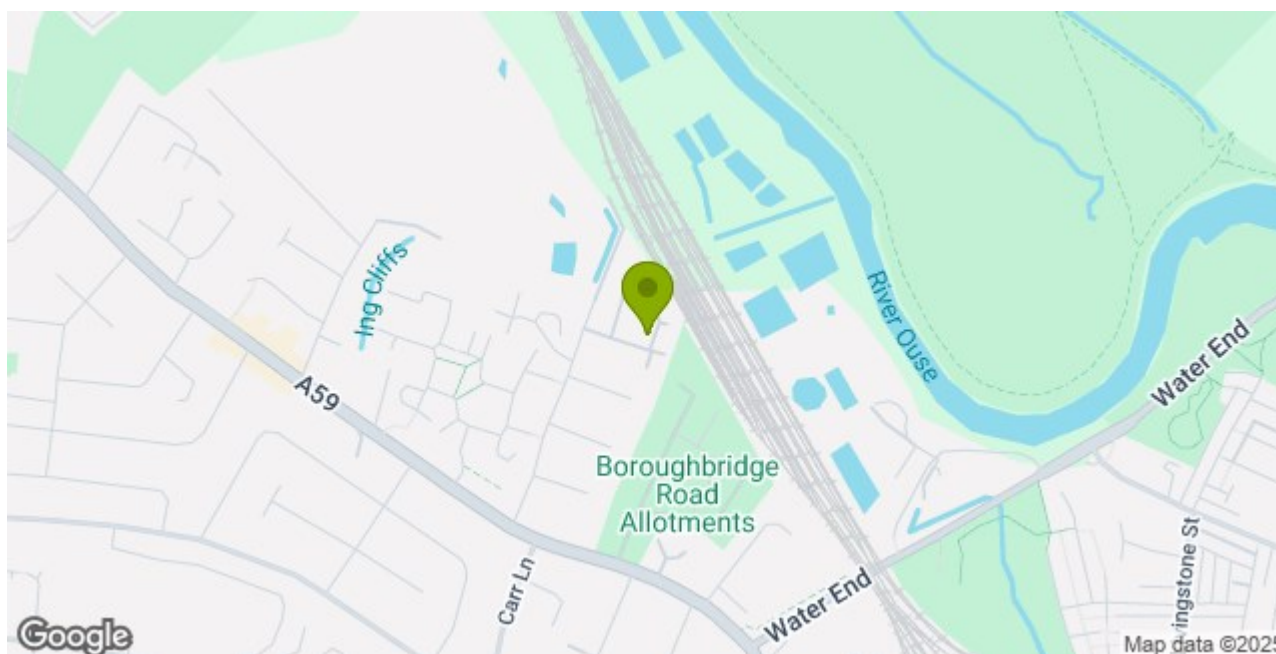
*Download speeds vary by broadband providers so please check with them before purchasing.



Hardwicke Close, Boroughbridge Road, York, YO26 5FB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 644 SQ FT / 59.79 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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