



**Hamilton Drive, York YO24 4PH**



**welcome to**

**Hamilton Drive, York**

This spacious two bedroom home is ideally situated for easy access to York City centre, outer ring road and varied local amenities Acomb has to offer.



### Entrance Hall

A carpeted entrance hall with the stairs up to the first floor.

### Lounge

13' 9" x 10' 1" + recess ( 4.19m x 3.07m + recess )

A welcoming lounge with carpeted floors, a radiator, a window to the front and a fireplace.

### Breakfast Kitchen

14' 11" x 5' 1" ( 4.55m x 1.55m )

A fitted kitchen with wall/base units, lino flooring, a gas hob, an oven, plumbing for a washing machine, space for a fridge/freezer, space for a dining table and boiler.

### Utility Room

9' 1" x 5' 1" ( 2.77m x 1.55m )

The utility room has lino flooring, a radiator, a window to the rear and a door into the garden.

### Landing

A carpeted landing with the stairs up from the ground floor and the loft access.

### Bedroom One

14' 10" into recess x 10' ( 4.52m into recess x 3.05m )

The first double bedroom has carpeted floors, a radiator, two windows to the front of the home, built in wardrobes and storage.

### Bedroom Two

10' 11" x 9' 1" ( 3.33m x 2.77m )

The second double bedroom has carpeted floors, a radiator, a window to the rear of the home, built in storage and built in wardrobes,

### Bathroom

The house bathroom has a bath tub with a shower over, a window to the rear, a w.c, a wash hand basin, a radiator and an extractor fan.

### Exterior

The front of the home has a driveway able to fit two vehicles with hedge to surround. The rear of the home has a low maintenance garden which has had new fence to surround in the last four years.



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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## Hamilton Drive, York

- A WELL PRESENTED, TWO BEDROOM HOME
- SITUATED WITHIN THE SOUGHT AFTER LOCATION OF HOLGATE
- OFF STREET PARKING
- LOW MAINTENANCE REAR GARDEN
- UNDER A 30 MINUTE WALK TO YORK TRAIN STATION AND CITY CENTRE

Tenure: Freehold EPC Rating: Awaited

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YOR108907 - 0002

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