

**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' (4.52 m) 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 perit 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





## welcome to

## **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

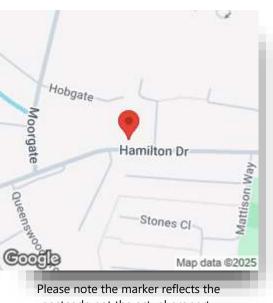
Tenure: Freehold EPC Rating: Awaited

# £250,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/YOR108907



Property Ref: YOR108907 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

York@williamhbrown.co.uk

01904 621138



william h brown

48 Goodramgate, YORK, North Yorkshire, YO1



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.