



 **2**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold

Asking Price £260,000
Hardwicke Close, Acomb, York



Brought to the market is this superb, two bedroom end townhouse located on Hardwicke Close in Acomb, York. Call Tudor Sales & Lettings on 0113 282 3056 for more information, or to arrange a viewing!

An attractive end terrace home offering well proportioned living space across two floors. The front door opens into a welcoming entrance hall, giving access to a modern kitchen fitted with a range of wall and base units and enjoying a pleasant outlook to the front elevation. A light and airy lounge as well as a useful downstairs WC completes the accommodation to the ground floor.

To the rear, the spacious living room provides an ideal area for relaxation and entertaining, featuring French doors that open directly onto the rear garden, allowing natural light to flood the room.

Upstairs, the landing leads to two generously sized bedrooms, both offering ample space for furnishings. The well-presented house bathroom comprises a contemporary three piece suite with shower over bath.

Externally, the property benefits from a charming rear garden, perfect for outdoor dining and low maintenance enjoyment, along with off-street parking.

Location

Hardwicke Close is a quiet cul-de-sac positioned within the ever-popular residential area of Acomb, York. Situated approximately 1.5 miles from York city centre and Train Station. Just 1 mile from Acomb's vibrant high street, residents enjoy excellent access to local shops, parks, and amenities. The nearby York Ring Road offers convenient connections to Clifton Moor Retail Park and a range of further attractions, making this an ideal location for commuters and families alike.

Kitchen

Fitted with a range of wall and base units. Laminated worktops. Sink and tap. Intergated oven, hob and extractor hood over. Tiled splashback. Plumbing for washing machine and a dishwasher. Tiled flooring. Double glazed window. Space for a free standing fridge freezer.

Lounge

A double glazed window and a double glazed French door opens to the delightful and private rear garden. Central heating radiator.

WC / Cloaks

WC. Wash hand basin. Tiled flooring. Central heating radiator.

Bedroom 1

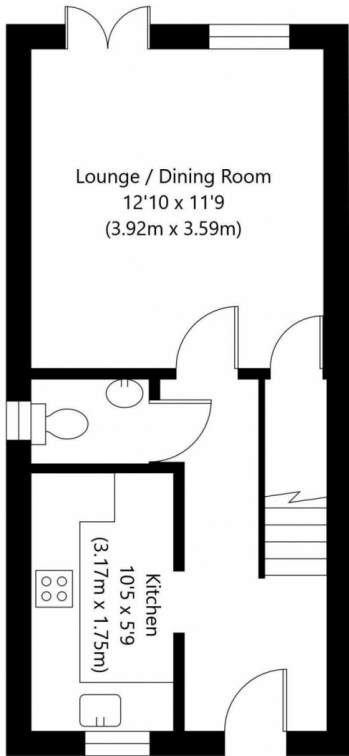
Double bedroom with a double glazed window and a central heating radiator.

Bedroom 2

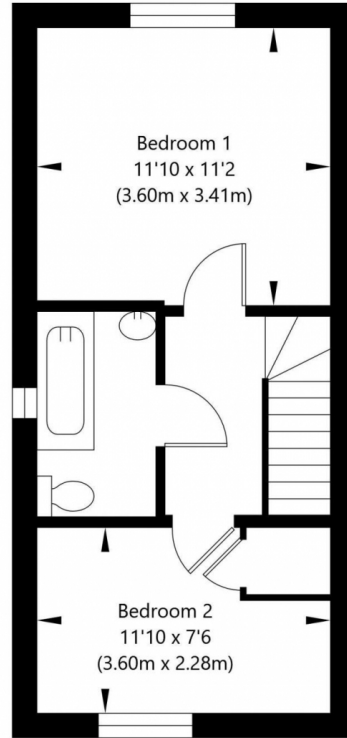
Double bedroom with a double glazed window and a central heating radiator. You also have a useful storage cupboard.

Bathroom

Three piece white suite comprising of: - bath with shower over, wc and a wash hand basin. Tiled flooring. Double glazed window. Heated towel rail.

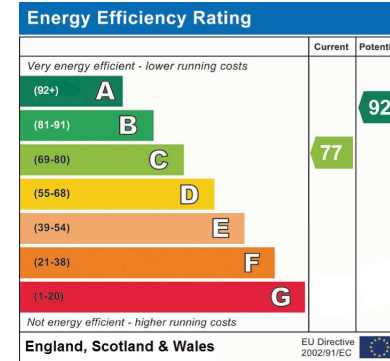


Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 325 SQ FT / 30.22 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 326 SQ FT / 30.28 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 651 SQ FT / 60.5 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Address: Hardwicke Close, Acomb, York

