



Hamilton Way
, York
YO24 4LE

£325,000



A traditional semi detached property situated in this sought after residential cul de sac location, handy for a range of shops and local amenities as well the open areas of West Bank Park and Hob Moor, all this lying a little over a mile from the city centre itself. The property provides for spacious family living accommodation with 3 good sized bedrooms and scope to further enhance or extend the current property. A superb family home in an exceptional location.

Council Tax Band C.



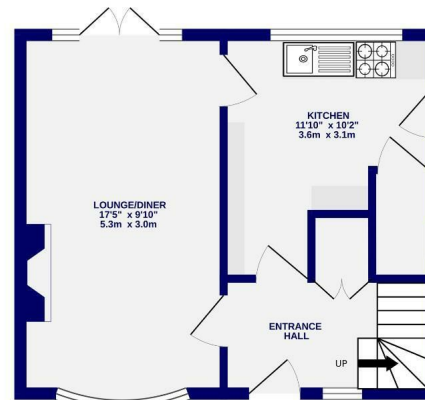


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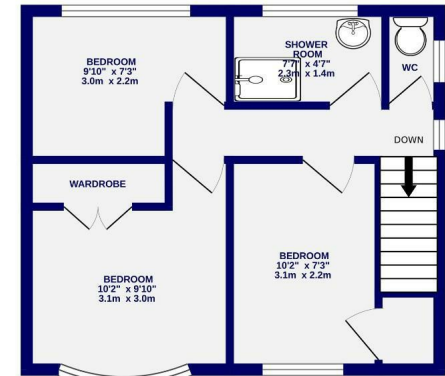
Freehold
Council Tax Band - C

- Traditional Semi Detached House
- 3 Good Size Bedrooms
- 1 Reception Rooms
- Driveway & Garage
- Gardens Front & Rear
- Exceptional Location
- EPC - TBA

GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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