

YO26 5FB Acomb, York ABA 568

Freehold Council Tax Band - D

- Detached Family Home
- Orangery Extension
- Three Bedrooms
- West Facing Garden
- Driveway & Garage
- Bathroom, Ensuite & Ground Floor W.C
- Sought After Residential Area
- EPC- TBC

These particular have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would not here is any accurated to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any are and structural condition or precise. Purchasers must state they are in good working order, or that the property is in good structural condition or otherwise. Any are and set to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must state they are in good working order, or that the property is in good structural condition or otherwise. Purchasers they are assetting they are in the property is in good structural context and we would be deemed to be a statement that they are in good working order, for period above and as to the context are any accurate the statement and the area the statement and as and as the set of property is in good working or the test and we would be the excercise. Purchasers must statement are contact the other or the area asset. The statement are asset working or the test and as the property is in good work and we would be the excercise are asset as a guide or the area of a statement are asset. Purchasers are asset as a statement are asset as a statement are asset. Fund area asset as a statement are asset as the statement area asset as asset as a statement area asset as a statement area asset. The statement area asset as a statement area asset as a statement area as as the statement area asset as asset as a statement area as a statement area as asset as asset as a statement area asset as asset as astatement area as asset as asse





15T FLOOR 461 sq.ft. (42.8 sq.m.) approx.



Ashtons

Hardwicke Close, Acomb, York, YO26 5FB

Hardwicke Close Acomb, York YO26 5FB

£395,000



Located in the popular residential area of Acomb, to the west of York, is this extended three-bedroom detached home. Situated on a quiet cul-de-sac just off Boroughbridge Road, the property is within close proximity to a range of local amenities, including shops, eateries, and bus connections to the city centre and further afield.

Internally, the property offers an entrance hall leading into a bright front reception room, benefiting from a large bay window. To the rear is the extended open-plan kitchen, living, and dining area, further enhanced by a stunning orangery added by the current owners. With an abundance of windows, this space is flooded with natural light throughout the day. The kitchen is well equipped with a range of integrated appliances and also provides space for freestanding white goods.

Upstairs, the property offers three well-proportioned bedrooms, a spacious landing, and two bathrooms, one of which is an en-suite to the master bedroom.

Externally, the property sits on a generous plot with a west-facing rear garden that overlooks open countryside. Landscaped for low-maintenance living, the garden includes patio and decking areas, along with a shed for additional storage. To the front, there is driveway parking and access to the integral garage.

An ideal family home, situated within a popular residential setting, early viewing is highly recommended.

Council Tax Band- D



















