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property on behalf of the vendor.

These particulars 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 property or that the property is in good structural condition or otherwise. Any areasurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the assurements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the

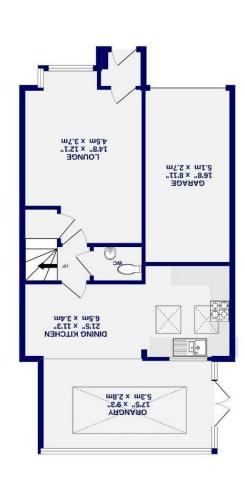
- EPC- TBC
- Sought After Residential Area

J.V

- Bathroom, Ensuite & Ground Floor
 - · Driveway & Garage
 - West Facing Garden
 - Three Bedrooms
 - Orangery Extension
 - Detached Family Home

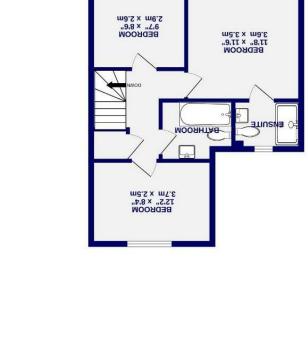
Freehold Council Tax Band - D

Hardwicke Close Acomb, York YO26 5FB









Hardwicke Close Acomb, York YO26 5FB

£395,000



3



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



















