

Hamilton Drive , York YO24 4PH

Freehold
Council Tax Band - B

- Traditional End Terrace
- Two Double Bedrooms
- Loft Room
- Generous Living Room
- Kitchen With Breakfast Bar
- Private Garden
- Driveway
- Required Modernisation
- EPC D



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Offers Over £230,000

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Located in the popular residential area of Acomb, ideally positioned for easy access to York city centre and train station, is this two-bedroom end terrace home with an additional loft room. Situated to the west of the city, the home benefits from a wide range of local amenities in Acomb and beyond, along with convenient bus connections to both the city centre and the train station.

Internally, the property offers an entrance hall leading into a bright living room at the front, featuring a large window overlooking the street. To the rear is a fitted kitchen with an array of wall and base units, as well as a breakfast bar. This area opens into a covered porch room, which provides access to an external storage room and the garden.

On the first floor are two well-proportioned double bedrooms and stairs leading to a spacious loft room. The bathroom, located on the first floor, includes a white suite.

Externally, the property offers driveway parking to the front and a private, enclosed rear garden mainly laid to lawn with a small patio area.

This has been a much-loved home and, while it would benefit from modernisation, it presents an excellent opportunity for a buyer to make it their own. Viewing is highly recommended to fully appreciate all that is on offer, as well as the convenient and well-connected location.

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