



## Hornbeam Close, York, YO30 6RD

- No Onward Chain
- Garage and Driveway
- Utility Room and Ground Floor W.C
- Ensuite
- Convenient Access To Clifton Moor
- Council Tax Band C

**Offers Over £430,000**



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## DESCRIPTION

A well-presented four-bedroom detached home, nestled within a popular residential cul-de-sac to the north of York. This attractive property offers spacious, well-balanced accommodation ideal for families. The location provides easy access to local amenities, well-regarded schools, Clifton Moor Retail Park, and the York Outer Ring Road, making it particularly convenient for commuters and everyday living.

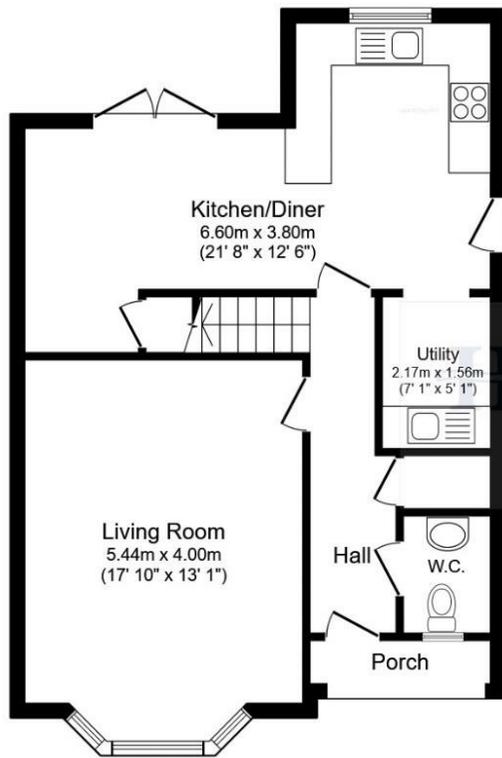
The ground floor features an inviting entrance porch leading into a central hallway. From here, you will find a generous living room with a bay window, creating a bright and comfortable reception space. To the rear, a superb open-plan kitchen/diner spans the width of the property and enjoys direct access to the garden — a perfect area for both everyday meals and entertaining. A practical utility room and a ground-floor W.C. complete the layout.

Upstairs, the first floor offers four bedrooms, including a well-proportioned main bedroom with its own en-suite shower room. Three additional bedrooms provide flexibility for family needs, home working, or guest accommodation, while a modern house bathroom serves the remaining rooms.

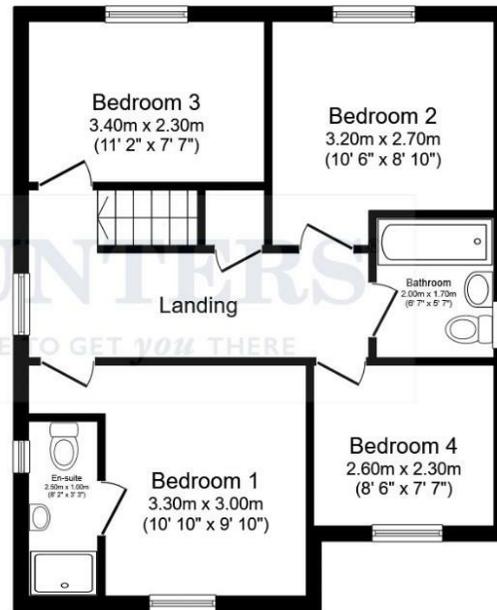
Externally, the property benefits from an enclosed rear garden, together with a semi-detached garage and driveway providing off-street parking.



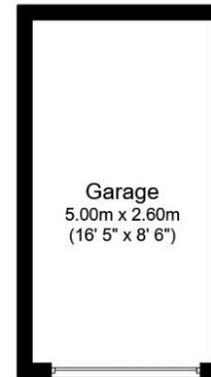




**Ground Floor**



**First Floor**



**Garage**

Total floor area 124.5 sq.m. (1,340 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**Viewings**

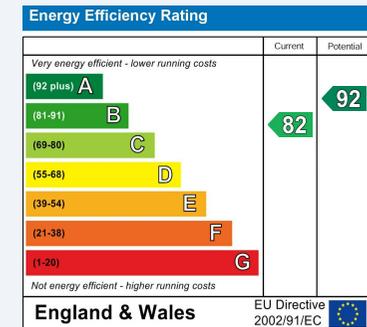
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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