







Hamilton Drive West, York, YO24 4PL

- Two Bedroom Ground Floor Apartment
- Separate Fitted Kitchen
- Communal Garden
- EPC - D
- Spacious Living Room
- Convenient Location Close To Amenities
- Council Tax Band - A

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£180,000

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DESCRIPTION

Situated in a popular residential location, this two-bedroom ground floor apartment offers spacious accommodation with convenient access to a range of local amenities and transport links.

The property is accessed via an entrance porch which leads into a good-sized living room, providing a comfortable space for relaxing and entertaining. There is a separate fitted kitchen offering a range of wall and base units with worktop space and room for appliances.

There are two bedrooms, both offering flexibility for use as sleeping accommodation, a guest room or home office. The accommodation is completed by a bathroom with bath and separate shower.

Externally, the property benefits from access to a communal garden, providing outdoor space for residents to enjoy. Hamilton Drive West is well placed for local shops, supermarkets and other everyday amenities, with regular transport links providing convenient access to York city centre.



















Floor Plan

Total floor area 76.3 m² (821 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 propertybox.io

Viewings

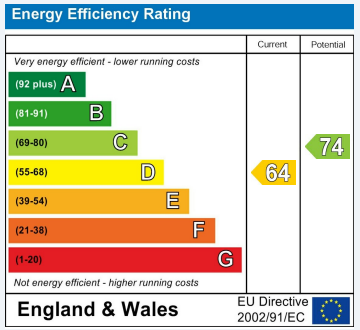
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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