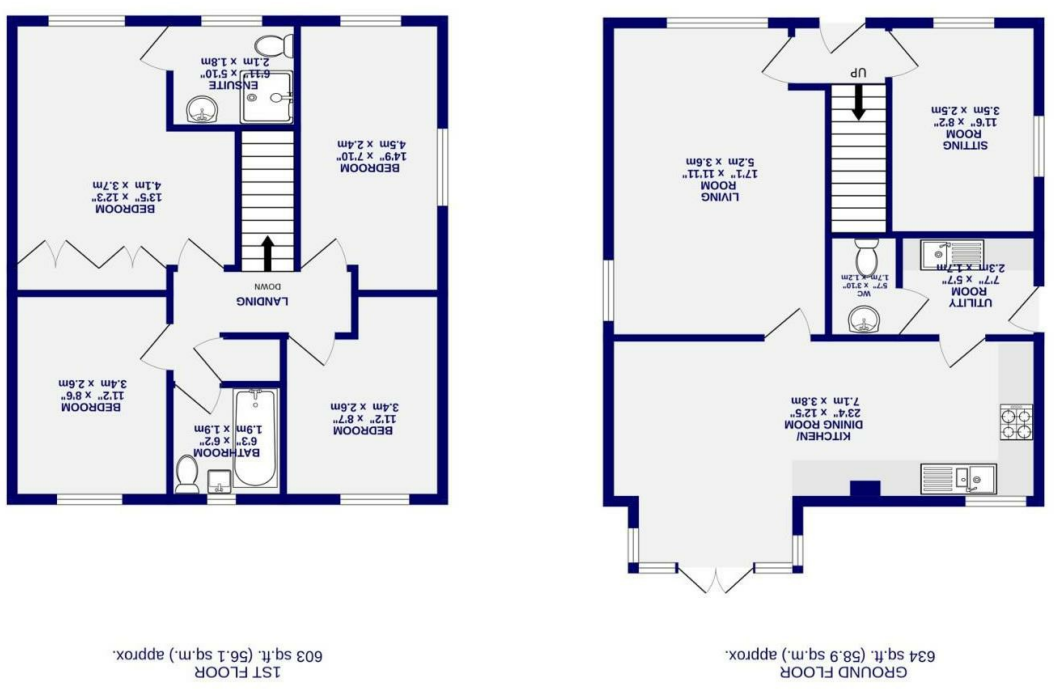


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# Hardwicke Close Off Boroughbridge

Freehold  
Council Tax Band - E

- Detached House
- Driveway and Garage
- Landscaped Rear Garden
- Four / Five Bedroom Detached House
- Kitchen/ Dining Room
- Quiet Cul De Sac
- EPC C



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.  
 While every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that the purchaser will form part of the contract. The plan is for guidance only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. Made with MetreX 2022.



# Hardwicke Close

Off Boroughbridge Road, York  
YO26 5FB

£450,000

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A beautifully appointed four/ five bedroom detached home, built by Linden Homes and set within a small and select cul de sac. Offering spacious and well presented accommodation throughout, the property enjoys a private landscaped rear garden, driveway and garage, and is ideally suited to modern family living.

The accommodation begins with an entrance hall leading to a generous sitting room with windows to both the front and side elevations, allowing for plenty of natural light. To the rear of the property is a spacious dining kitchen, fitted with a range of modern units, integrated appliances and a gas hob with extractor over. A feature bay window with French doors opens onto the rear garden, creating an ideal space for both everyday living and entertaining.

A useful utility room sits just off the kitchen, providing additional storage and appliance space, along with access to the side of the property. Completing the ground floor is a cloakroom with WC and a versatile family room or study, ideal for home working or as an additional reception space.

To the first floor is a central landing leading to four bedrooms and the house bathroom. The principal bedroom benefits from fitted wardrobes and a private ensuite shower room. Bedrooms two and three are comfortable doubles, while bedroom four provides a well proportioned single or home office. The house bathroom is fitted with a modern three piece suite and shower over the bath.

Externally, the property enjoys a pleasant front garden and driveway leading to the garage. The rear garden has been attractively landscaped to create a private outdoor space, with a paved seating area, lawn and a timber pagoda, ideal for relaxing or entertaining.

Council Tax Band E

