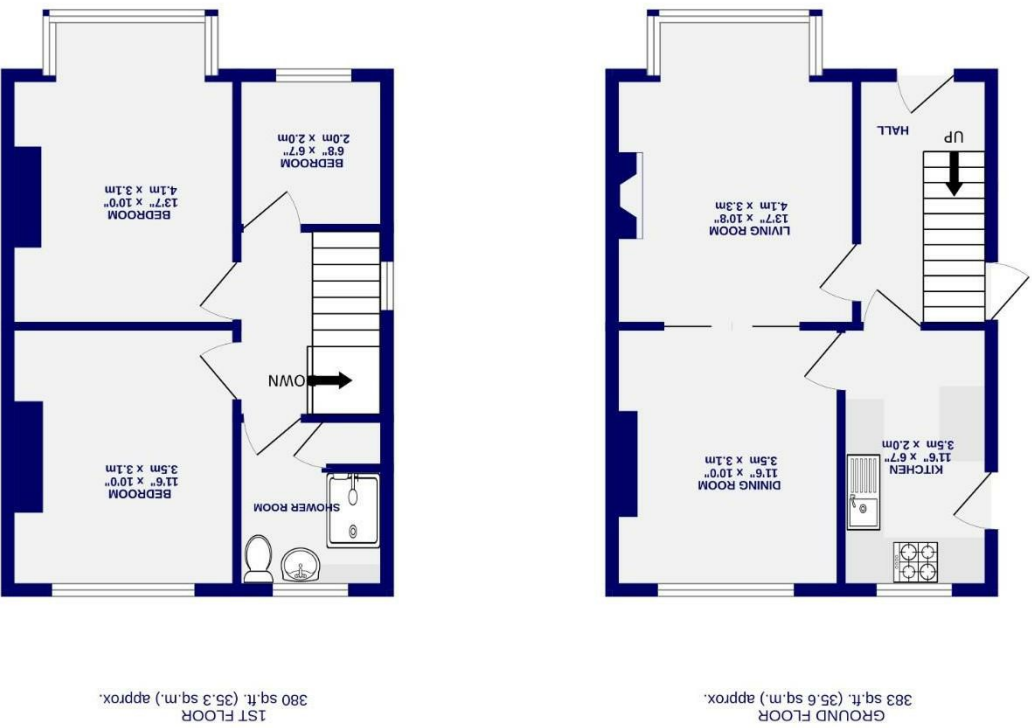


# Hamilton Drive West Acomb, York YO24 4PL

Freehold  
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- Well Maintained Throughout
- Potential For Extension (STP)
- South Facing Rear Garden
- Popular Residential Area
- No Onward Chain
- EPC - TBC



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Hamilton Drive West  
Acomb, York  
YO24 4PL

£290,000

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Located in the popular residential area of Acomb, to the west of York, is this much-loved three bedroom family home. Well maintained throughout, the property offers excellent scope for further development or extension, subject to the necessary planning permissions, and would make an ideal first purchase or a comfortable long-term family home.

Internally, the property opens into an entrance hall providing access to two reception rooms positioned to the right. These rooms are open to one another, allowing natural light to flow through the ground floor. To the rear of the home is a fitted kitchen, featuring a range of base units providing ample storage and worktop space. To the first floor are three well-proportioned bedrooms, complemented by a three-piece shower room.

Externally, the property benefits from a south-facing rear garden, predominantly laid to lawn and enclosed by fenced boundaries, offering a pleasant and private outdoor space. Set back from the property is a single garage with driveway parking to the front.

In summary, this property is offered to the market with no onward chain and occupies a sought-after position with excellent potential. Early viewing is highly recommended to fully appreciate the opportunity on offer.

Council Tax Band - C

