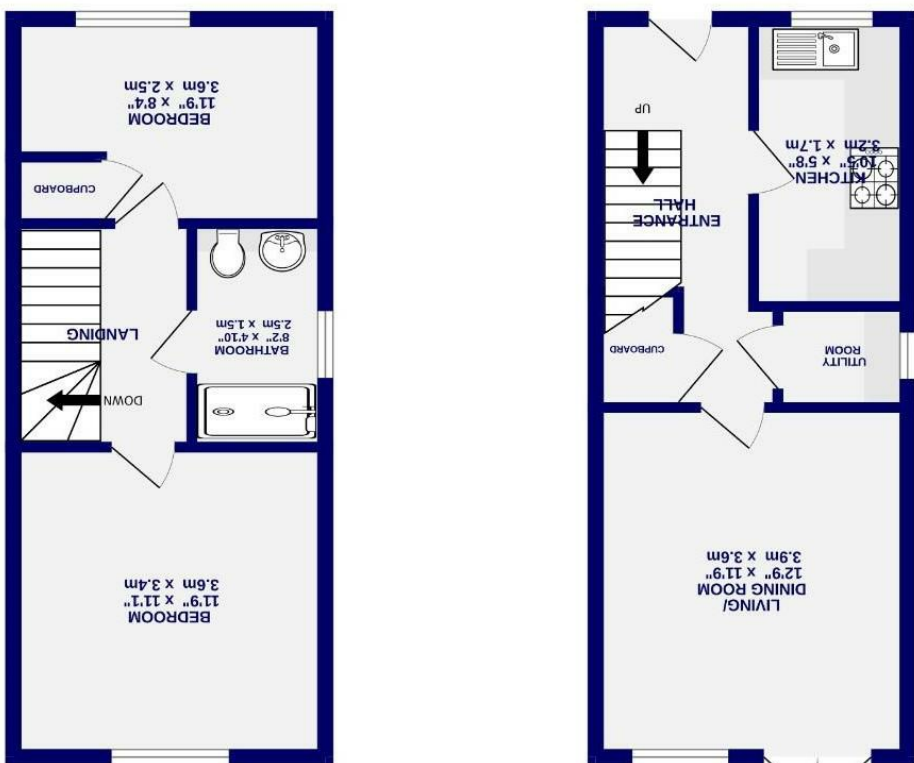


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the property on behalf of the vendor.

305 sq. ft. (28.3 sq. m.) approx.
 305 sq. ft. (28.3 sq. m.) approx.
 TOTAL FLOOR AREA: 610 sq. ft. (56.7 sq. m.) approx.



1ST FLOOR
305 sq. ft. (28.3 sq. m.) approx.

GROUND FLOOR
305 sq. ft. (28.3 sq. m.) approx.

- Well Presented Semi Detached House
- Two Double Bedrooms
- Modern Shower Room
- High Quality Kitchen
- Overlooking Local Allotments
- Driveway Parking
- Ideal Family Home
- EPC C

Freehold
Council Tax Band - B

Hardwicke Close Acomb, York YO26 5FB



Hardwicke Close

Acomb, York

YO26 5FB

£280,000



Located on a modern and well-kept development just a couple of miles from York City Centre, this well-presented two bedroom semi-detached home offers stylish and practical living with excellent transport links both into and out of the city. Overlooking local allotments, this home is ideal for first time buyers, professionals or investors alike, and is ready to move into and enjoy immediately.

Internally, the property opens into an entrance hall with useful understairs storage, leading through to a fitted kitchen positioned to the front of the home. The kitchen offers a range of wall and base units with integrated appliances including an electric oven, gas hob, dishwasher and fridge freezer, creating a smart and functional space. To the rear, the living room is bright and welcoming, with doors opening directly onto the garden, allowing for a wonderful flow between indoor and outdoor living. What once was a ground floor cloakroom has now been upgraded to a utility room for a washer and dryer.

To the first floor are two well-proportioned double bedrooms, each offering comfortable accommodation, along with a modern house shower room accessed from the landing.

Externally, the property enjoys a driveway to the front providing off-street parking. To the rear is a fully enclosed garden, predominantly laid to lawn with patio and decking areas, creating the perfect setting for outdoor dining and entertaining. A shed with power and raised beds further enhance this attractive and practical outdoor space.

Offering low-maintenance living in a convenient location close to York, this is a home that will appeal to a wide range of buyers and early viewing is highly recommended.

Council Tax Band B

