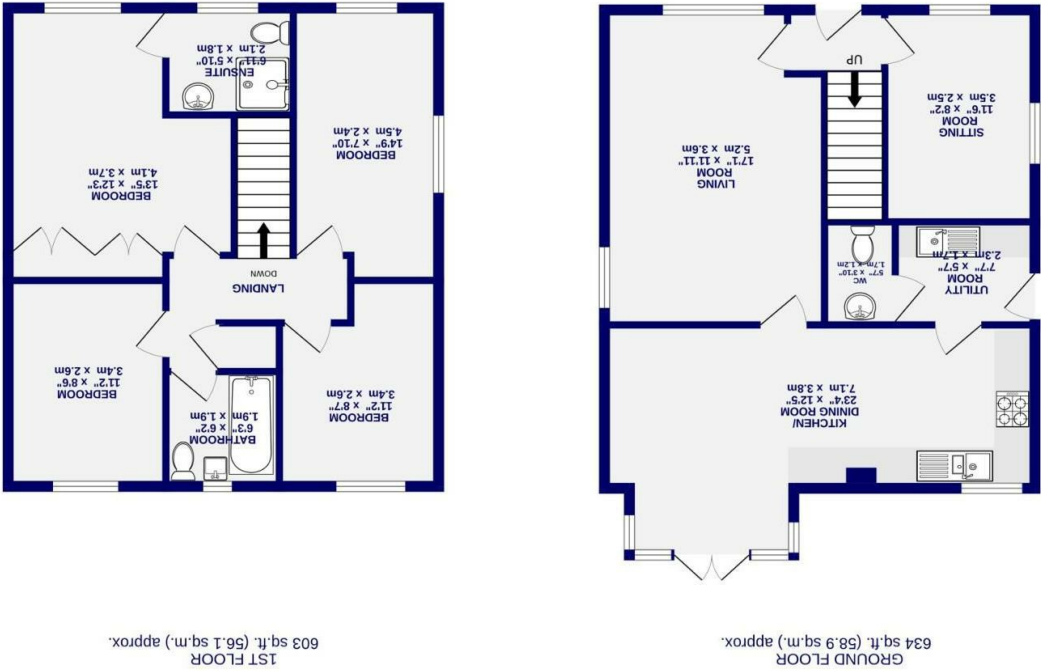


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- EPC C
 - Quiet Cul De Sac
 - Kitchen/ Dining Room
 - House
 - Four / Five Bedroom Detached
 - Landscaped Rear Garden
 - Driveway and Garage
 - Detached House
- Freehold
Council Tax Band - E
- Hardwicke Close
Off Boroughbridge
YO26 5FB



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

