



Hornbeam Close, York, YO30 6RD

- THREE BEDROOMS
- DOWNSTAIRS W.C
- NO ONWARD CHAIN
- COUNCIL TAX BAND D
- ENSUITE
- GARAGE
- UTILITY ROOM
- EPC RATING D

£365,000



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DESCRIPTION

A superb opportunity to put your own stamp on this three-bedroom detached home, tucked away in a sought-after residential pocket just north of York city centre, moments from Clifton Moor retail park and backing directly onto the tranquil Clifton Backies Nature Reserve—a quiet stretch of meadows and woodland that adds a natural buffer and scenic charm to the property.

Located on Hornbeam Close, just off Water Lane, the area offers a blend of suburban convenience and green surroundings, with regular bus links providing easy access into the city and nearby road connections making travel straightforward. A range of local amenities at the nearby Clifton Moor retail park, schools, and green spaces - are all within easy reach.

The home opens into a welcoming hallway leading to a spacious living room with a large front-facing window and a characterful fireplace, flowing seamlessly into a rear dining area overlooking a private, lawned garden. The kitchen is well-equipped with integrated appliances and a practical layout, complemented by a utility room and downstairs W.C.

Upstairs, there are three bedrooms, including a principal suite with an ensuite shower room, and a modern family bathroom.

Outside, the property benefits from a driveway, integral garage, and a peaceful rear garden ideal for relaxing or entertaining.

Offered with no onward chain.

*Agents note, these photos were taken before the current tenancy

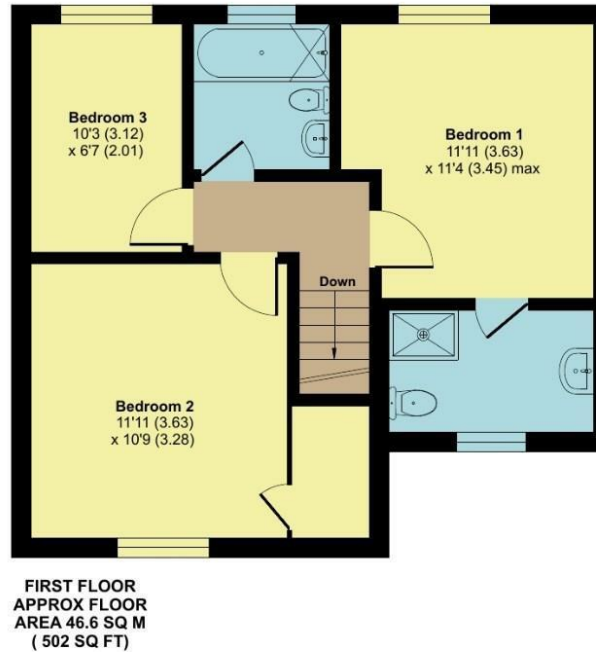
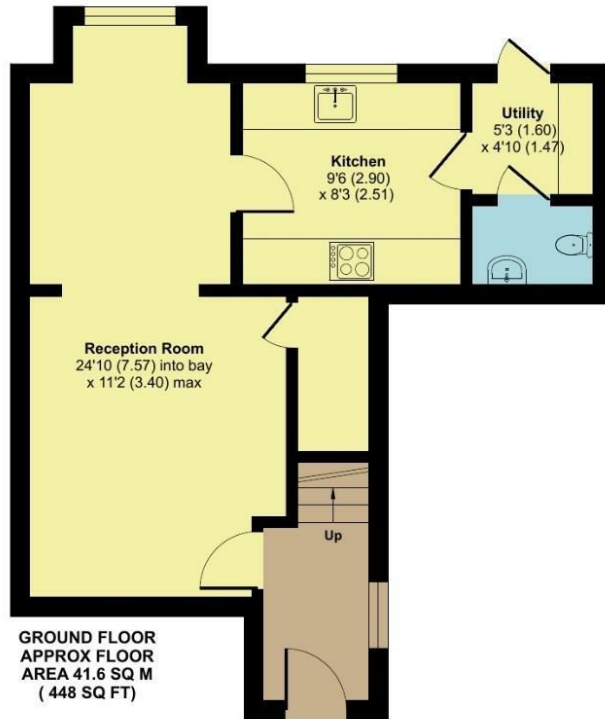




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Approximate Area = 950 sq ft / 88.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 883007

Viewings

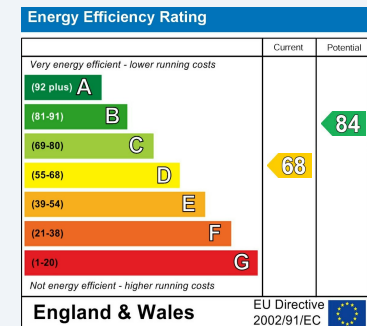
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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