



Hardwicke Close, York, YO26 5FB

- Open Plan Living with Orangery
- Driveway & Garage
- Good Transport Links
- Generous West-Facing Plot
- Sought After Residential Area
- Council Tax Band D

Guide Price £370,000



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DESCRIPTION

£10,000 allowance towards deposit An extended three-bedroom detached home positioned on a quiet cul-de-sac in the popular residential area of Acomb, to the west of York.

Hardwick Close is set within the popular residential area of Acomb, west of York, offering easy access to local shops, schools, and eateries. Excellent transport links include regular bus services into York city centre and nearby rail connections at York and Poppleton stations.

Upon entering the property there is an entrance hall leading to a bright front reception room with a large bay window. To the rear, the house has been extended to create a spacious open-plan kitchen, dining and living area, complemented by a modern orangery. With numerous windows, this space enjoys natural light throughout the day. The kitchen is fitted with a range of integrated appliances and provides space for freestanding white goods.

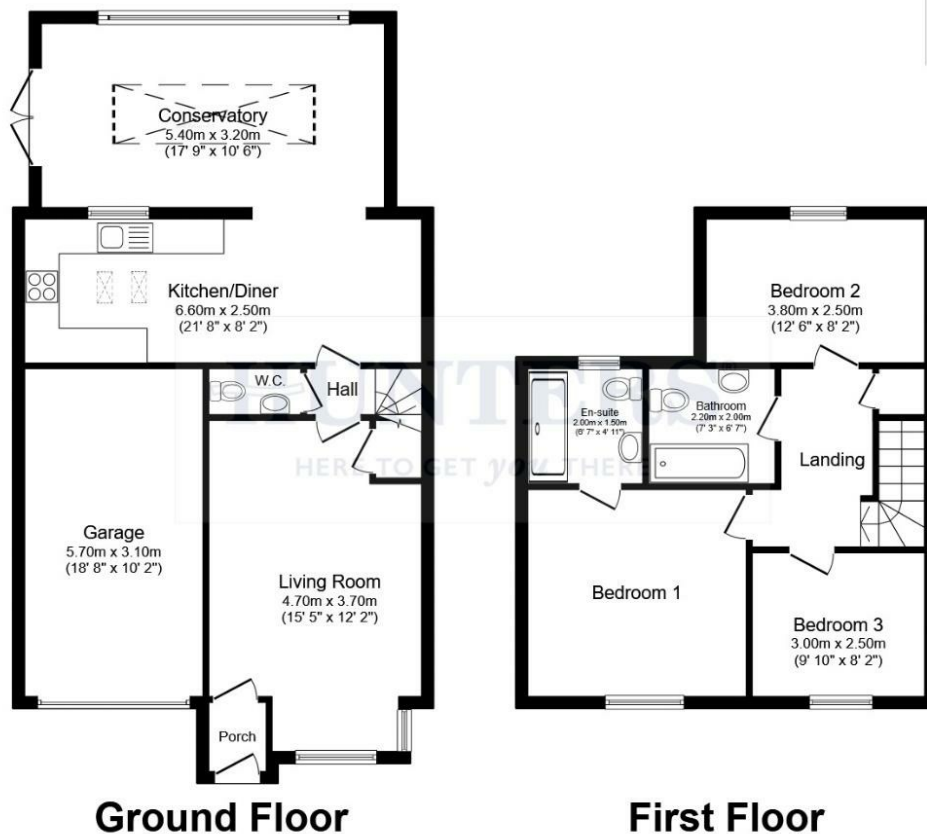
To the first floor there are three well-proportioned bedrooms, a generous landing and two bathrooms, including an en-suite to the master bedroom.

Externally the property sits on a sizeable plot with a west-facing rear garden overlooking open countryside. Designed for low-maintenance living, the garden includes patio and decking areas together with a storage shed. To the front, a driveway provides off-street parking and access to the integral garage.

The property is offered with a £10,000 deposit allowance and represents an ideal family home in a sought-after location.







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.

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