



10 Hammerton Close , York, YO26 5DL

Located in the popular residential area of Acomb, to the west of York, is this spacious two-bedroom semi-detached home, set on a generous plot. Offering excellent scope for further extension, subject to planning, this property would make a wonderful family home or an ideal first purchase. It is conveniently positioned close to a range of local amenities along Acomb Front Street and benefits from regular bus connections to the City Centre and the railway station, and various commuters link for those needing access onto the A59/A1237/A64.

Offers In The Region Of £240,000

10 Hammerton Close

, York, YO26 5DL



- Semi-Detached Home
- Large Rear Garden
- Two Double Bedrooms
- Convenient access to local amenities
- Modern Kitchen & Bathroom
- Cul-De-Sac with on street parking

Offer Procedure

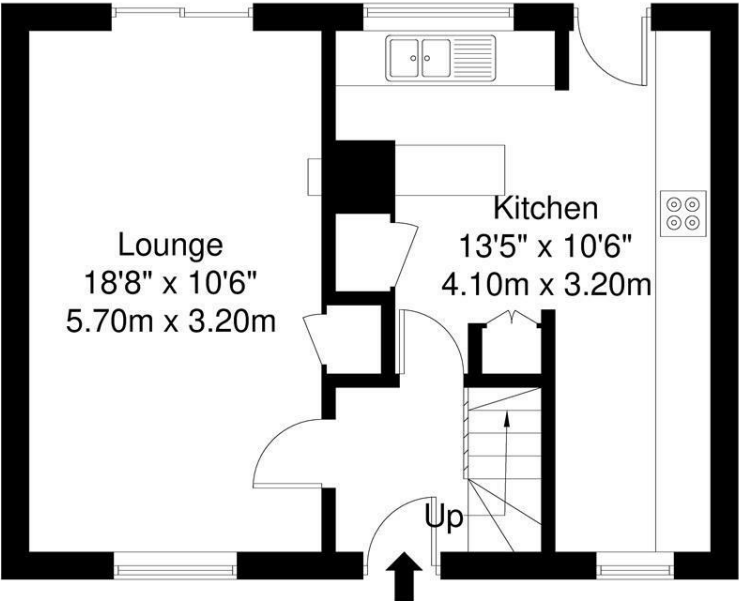


Directions

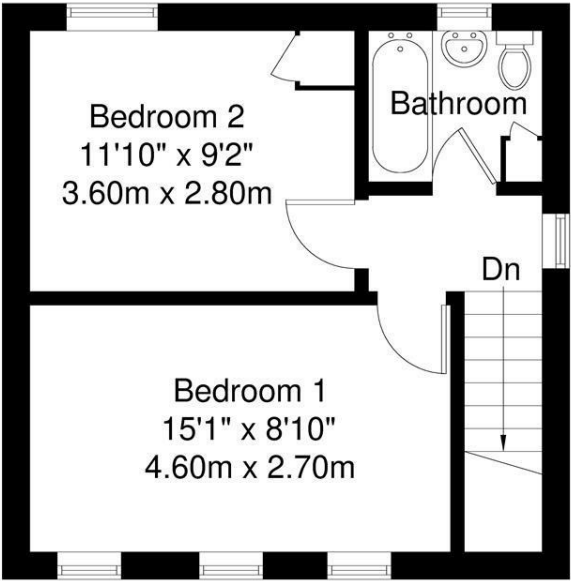


Floor Plan

10 Hammerton Close



GROUND FLOOR
42.5 sq m / 457 sq ft



FIRST FLOOR
31.9 sq m / 343 sq ft

APPROXIMATE GROSS INTERNAL AREA = 74.4 sq m / 800 sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		