

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 areas, measurements, floor plans or distances referred to 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 statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Hamilton Drive West Acomb, York YO24 4PL

Freehold
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- Well Maintained Throughout
- Potential For Extension (STPP)
- South Facing Rear Garden
- Popular Residential Area
- No Onward Chain
- EPC - D



TOTAL FLOOR AREA: 763 sq. ft. (70.9 sq.m.) approx.
 Measurements are taken to the internal face of the walls and any other items the responsibility is taken for any floor, ceiling or wall thickness. 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 seen and no guarantee as to their condition.
 Made with MetreX code.



Hamilton Drive West

Acomb, York

YO24 4PL

£290,000

 3  1

Located in the popular residential area of Acomb, to the west of York, is this much-loved three bedroom family home. Well maintained throughout, the property offers excellent scope for further development or extension, subject to the necessary planning permissions, and would make an ideal first purchase or a comfortable long-term family home.

Internally, the property opens into an entrance hall providing access to two reception rooms positioned to the right. These rooms are open to one another, allowing natural light to flow through the ground floor. To the rear of the home is a fitted kitchen, featuring a range of base units providing ample storage and worktop space. To the first floor are three well-proportioned bedrooms, complemented by a three-piece shower room.

Externally, the property benefits from a south-facing rear garden, predominantly laid to lawn and enclosed by fenced boundaries, offering a pleasant and private outdoor space. Set back from the property is a single garage with driveway parking to the front.

In summary, this property is offered to the market with no onward chain and occupies a sought-after position with excellent potential. Early viewing is highly recommended to fully appreciate the opportunity on offer.

Council Tax Band - C

