



Hardwicke Close Acomb, York YO26 5FB

Freehold
Council Tax Band - B

- Well Presented Semi Detached House
- Two Double Bedrooms
- Modern Shower Room
- High Quality Kitchen
- Overlooking Local Allotments
- Driveway Parking
- Ideal Family Home
- EPC C



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 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Hardwicke Close
Acomb, York
YO26 5FB

£270,000



Located on a modern and well-kept development just a couple of miles from York City Centre, this well-presented two bedroom semi-detached home offers stylish and practical living with excellent transport links both into and out of the city. Overlooking local allotments, this home is ideal for first time buyers, professionals or investors alike, and is ready to move into and enjoy immediately.

Internally, the property opens into an entrance hall with useful understairs storage, leading through to a fitted kitchen positioned to the front of the home. The kitchen offers a range of wall and base units with integrated appliances including an electric oven, gas hob, dishwasher and fridge freezer, creating a smart and functional space. To the rear, the living room is bright and welcoming, with doors opening directly onto the garden, allowing for a wonderful flow between indoor and outdoor living. What once was a ground floor cloakroom has now been upgraded to a utility room for a washer and dryer.

To the first floor are two well-proportioned double bedrooms, each offering comfortable accommodation, along with a modern house shower room accessed from the landing.

Externally, the property enjoys a driveway to the front providing off-street parking. To the rear is a fully enclosed garden, predominantly laid to lawn with patio and decking areas, creating the perfect setting for outdoor dining and entertaining. A shed with power and raised beds further enhance this attractive and practical outdoor space.

Offering low-maintenance living in a convenient location close to York, this is a home that will appeal to a wide range of buyers and early viewing is highly recommended.

Council Tax Band B

