



## Hornbeam Close, York, YO30 6RD

- Private Garden
- Two Car Driveway
- Well Presented
- Kitchen Diner
- Ground Floor W.C
- Council Tax Band D

**£340,000**





# Hornbeam Close, York, YO30 6RD

## DESCRIPTION

A well-presented three-bedroom detached home in a popular residential area. This attractive property provides modern living accommodation, a beautifully private lawned rear garden, and excellent parking with a garage and driveway for two cars.

The accommodation comprises an entrance hall with a convenient downstairs W.C., leading through to a spacious living room filled with natural light. The modern fitted kitchen offers generous workspace and storage, with ample room for dining and access to the rear garden.

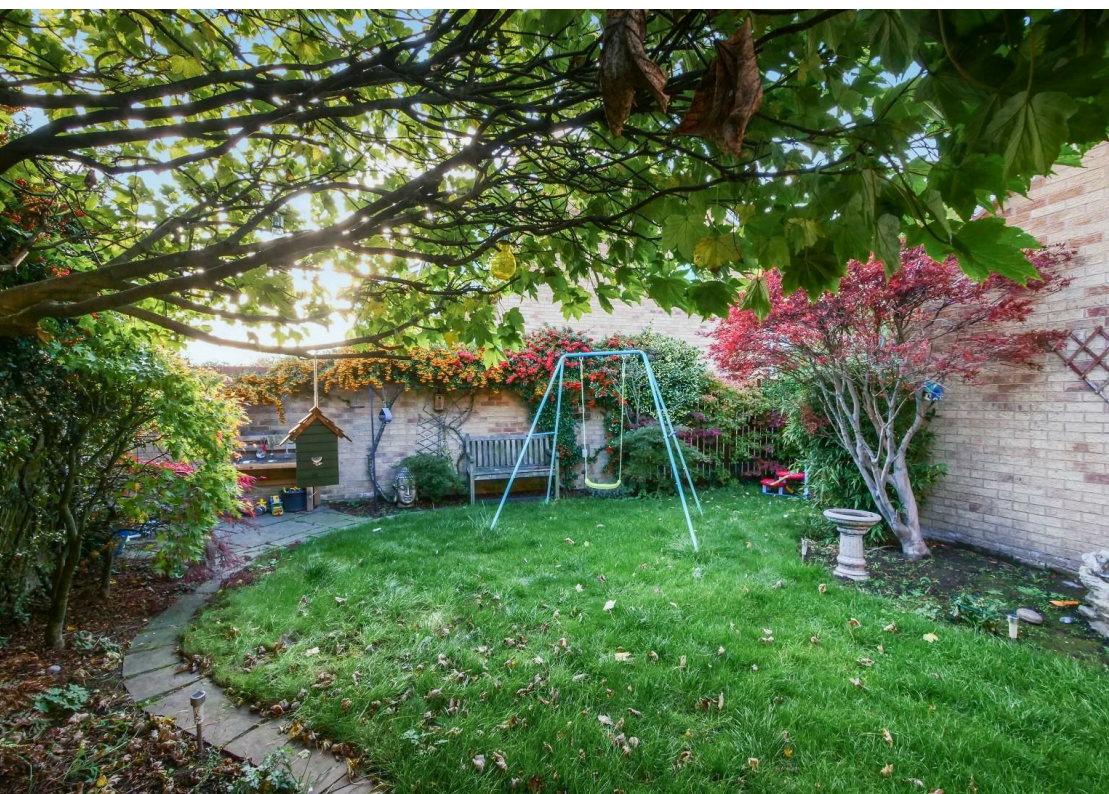
Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom enjoys pleasant garden views, while bedrooms two and three provide flexibility for a home office, guest room, or nursery.

To the rear, the property boasts an extremely private, enclosed garden, mainly laid to lawn with a patio seating area. To the front, a driveway provides parking for two vehicles and leads to a single garage, offering additional storage or workshop potential.

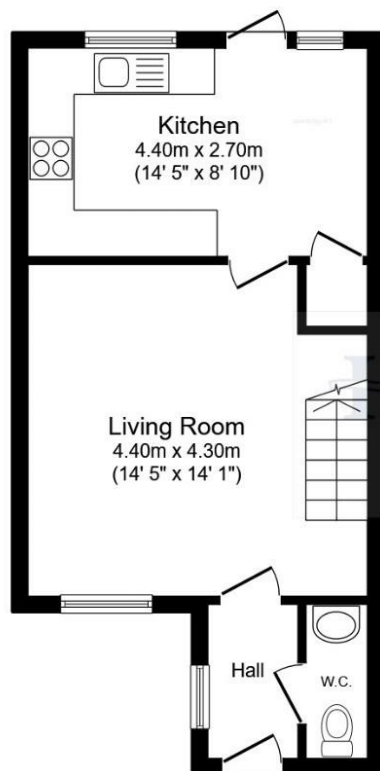
Situated in a desirable residential area, this home benefits from excellent local amenities, schools, and transport links to York city centre, the outer ring road, and major routes beyond.



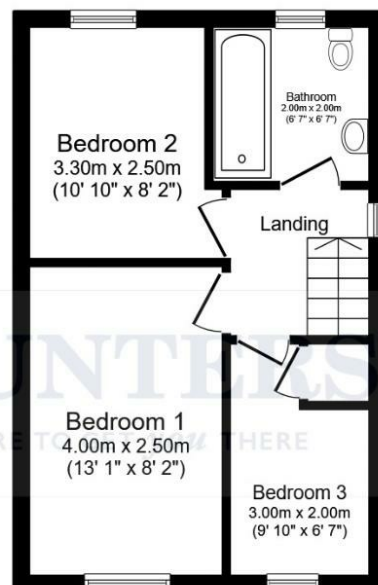




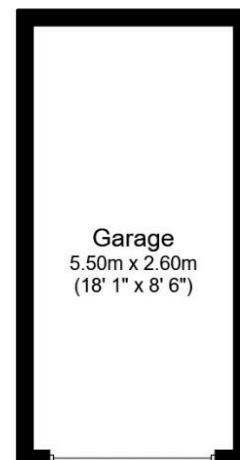




**Ground Floor**



**First Floor**



**Garage**

Total floor area 81.1 sq.m. (873 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

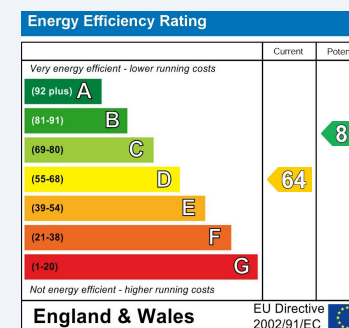
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

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