



## Hornbeam Close, York, YO30 6RD

- THREE BEDROOMS
- DOWNSTAIRS W.C
- NO ONWARD CHAIN
- COUNCIL TAX BAND D
- ENSUITE
- GARAGE
- UTILITY ROOM
- EPC RATING D

**Offers Over £350,000**



# Hornbeam Close, York, YO30 6RD

## DESCRIPTION

Offered to the market with NO ONWARD CHAIN!

A fantastic opportunity to personalise this three-bedroom detached home, ideally positioned in a highly desirable residential area just north of York city centre. Tucked away on a quiet cul-de-sac, the property enjoys a particularly appealing setting backing directly onto Clifton Backies Nature Reserve—a peaceful expanse of meadow and woodland that provides both privacy and a scenic outlook.

The location benefits from excellent transport links, including regular bus services, offering easy access into the city centre, while nearby road connections make commuting straightforward. A wide range of amenities can be found at Clifton Moor Retail Park, alongside local schools and green spaces all within close proximity.

Internally, the property opens into a welcoming entrance hallway leading to a generous living room, featuring a large front-facing window and an attractive fireplace. This space flows seamlessly into a dining area at the rear, overlooking the private, lawned garden—ideal for both everyday living and entertaining.

The kitchen is thoughtfully laid out and fitted with integrated appliances, complemented by a useful utility room and a convenient ground-floor W.C.

Upstairs, the home offers three well-proportioned bedrooms, including a principal bedroom with an ensuite shower room, along with a modern family bathroom.

Externally, the property benefits from a driveway, integral garage, and rear garden—perfect for relaxing or hosting guests.

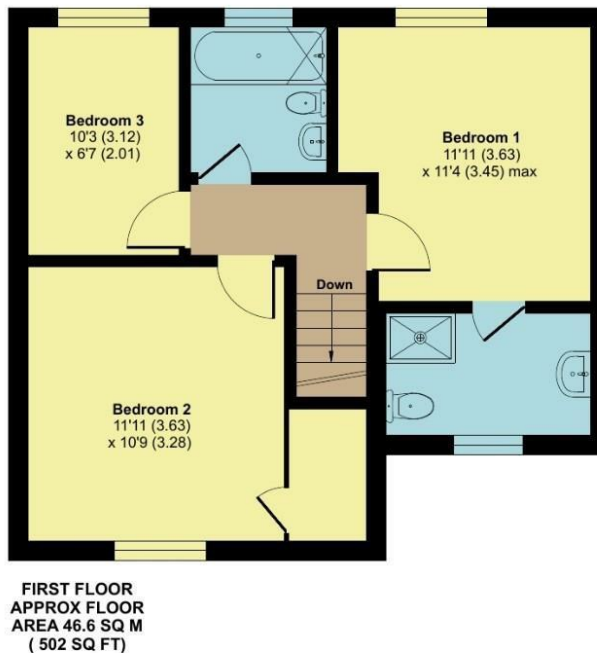
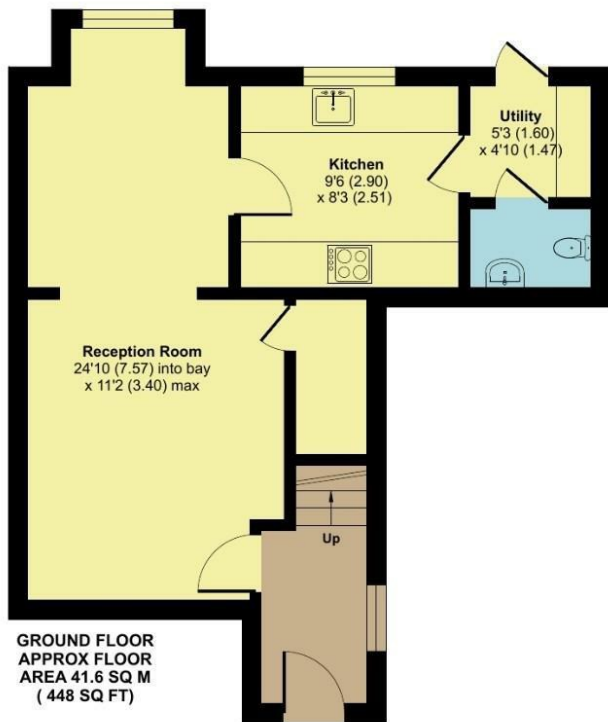




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Approximate Area = 950 sq ft / 88.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Hunters Property Group. REF: 883007

## Viewings

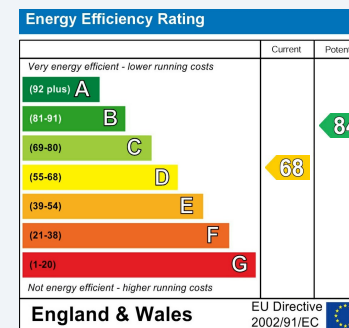
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE  
Tel: 01904 621026 Email: [york@hunters.com](mailto:york@hunters.com) <https://www.hunters.com>

