



Hornbeam Close, York, YO30 6RD

- No Onward Chain
- Garage and Driveway
- Utility Room and Ground Floor W.C
- Ensuite
- Convenient Access To Clifton Moor
- Council Tax Band C

Offers Over £430,000



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DESCRIPTION

Located on Hornbeam Close, a quiet residential cul-de-sac to the north of York, this well-presented four-bedroom detached home offers spacious, well-balanced accommodation suited to family living. The location is popular for its peaceful setting and strong access to local amenities, well-regarded schools, Clifton Moor Retail Park and the York Outer Ring Road, making it particularly convenient for commuting and everyday needs.

The ground floor includes an entrance porch leading into a central hallway, a generous living room with bay window, and a full-width open-plan kitchen/diner with direct access to the rear garden. A utility room and ground-floor W.C. complete the layout.

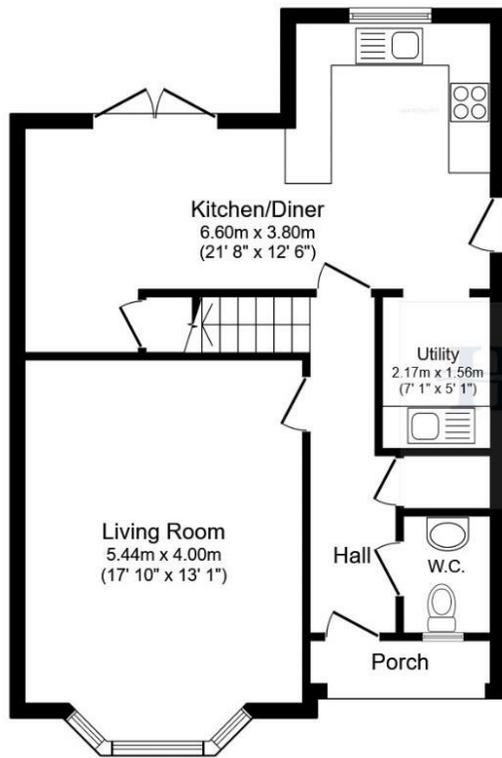
Upstairs, there are four bedrooms, including a main bedroom with en-suite shower room. Three further bedrooms offer flexibility for family use, guests or home working, and a modern house bathroom serves the remaining rooms.

Externally, the property benefits from an enclosed rear garden, a semi-detached garage and a driveway providing off-street parking.

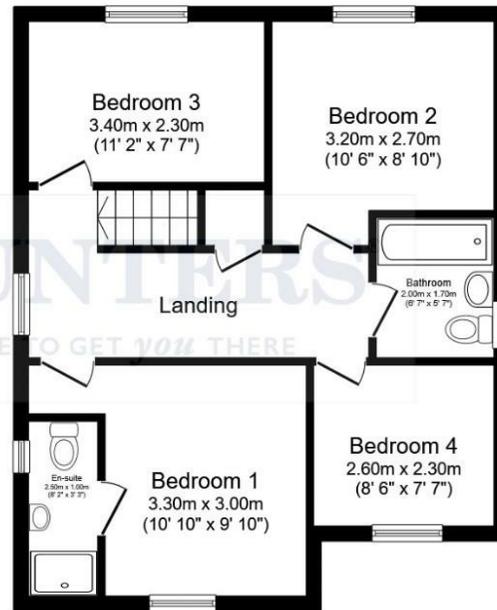
Homes in this part of Hornbeam Close are rarely available, thanks to the combination of quiet surroundings and excellent access to York and its amenities.



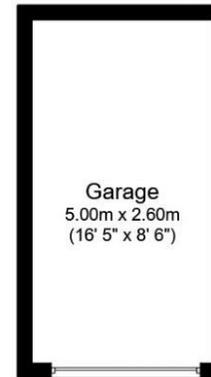




Ground Floor



First Floor



Garage

Total floor area 124.5 sq.m. (1,340 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

Viewings

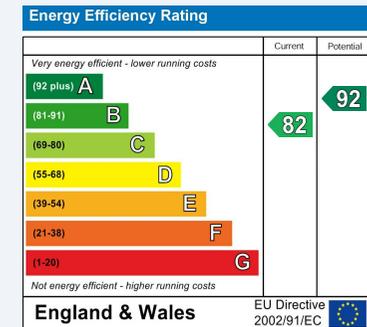
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.