



Hardwicke Close, York, YO26 5FB

- Open Plan Living with Orangery
- Driveway & Garage
- Good Transport Links
- Generous West-Facing Plot
- Sought After Residential Area
- Council Tax Band D

Guide Price £370,000

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DESCRIPTION

£10,000 allowance towards deposit An extended three-bedroom detached home positioned on a quiet cul-de-sac in the popular residential area of Acomb, to the west of York.

Hardwick Close is set within the popular residential area of Acomb, west of York, offering easy access to local shops, schools, and eateries. Excellent transport links include regular bus services into York city centre and nearby rail connections at York and Poppleton stations.

Upon entering the property there is an entrance hall leading to a bright front reception room with a large bay window. To the rear, the house has been extended to create a spacious open-plan kitchen, dining and living area, complemented by a modern orangery. With numerous windows, this space enjoys natural light throughout the day. The kitchen is fitted with a range of integrated appliances and provides space for freestanding white goods.

To the first floor there are three well-proportioned bedrooms, a generous landing and two bathrooms, including an en-suite to the master bedroom.

Externally the property sits on a sizeable plot with a west-facing rear garden overlooking open countryside. Designed for low-maintenance living, the garden includes patio and decking areas together with a storage shed. To the front, a driveway provides off-street parking and access to the integral garage.

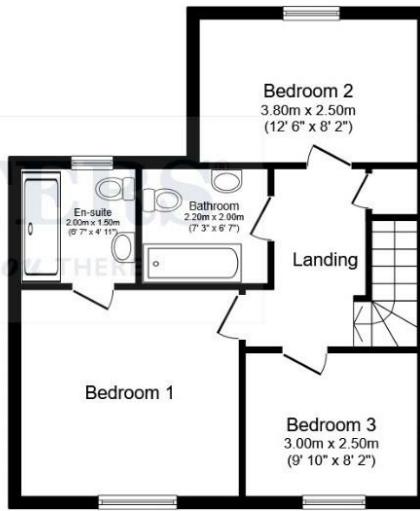
The property is offered with a £10,000 deposit allowance and represents an ideal family home in a sought-after location.







Ground Floor



First Floor

Total floor area 130.3 sq.m. (1,402 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	73	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.