



**Ulllyotts**  
Chartered Surveyors

**27 Hornbeam Close  
York  
YO30 6RD**

Attractive residential area  
Good road connections  
Three bedrooms

Fitted kitchen with appliances  
Attractive lounge  
Enclosed rear garden

**Asking Price Of:  
£395,000**



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# 27 Hornbeam Close

York  
YO30 6RD



An attractively presented three bedroom detached house located on this quiet cul-de-sac, just off Woodlands Chase, and as such within a short distance of Clifton Moor's excellent shopping and leisure facilities.

The accommodation is well presented throughout and includes front facing lounge plus well fitted kitchen with a wealth of integrated appliances along with dining room.

There is a rear lobby with cloakroom, three bedrooms on the first floor plus house bathroom and en-suite bathroom to the main bedroom.

The area also benefits from excellent public transport links into the city and surrounding area with the property being convenient for the A1237 outer ring road.

In short, AN EARLY VIEWING OF THIS MOST ATTRACTIVE PROPERTY IS HIGHLY RECOMMENDED to really appreciate the size and standard of accommodation on offer and the lovely position on which it stands.

## ACCOMMODATION

### HALLWAY

With staircase and further access into:

### LOUNGE

With front facing window, radiator and wood effect flooring.



### DINING ROOM

With rear facing French doors onto the garden. Tiled flooring.



### KITCHEN 11' 3" x 9' 10" (3.44m x 3.01m)

Extensively fitted with a modern range of kitchen units featuring gloss finished doors in cream with chrome handles. Integrated AEG electric oven and induction hob with extractor fan over.

Integrated dishwasher and fridge freezer plus washing machine. Ceramic tiled floor, stainless steel one and a half bowl sink with base cupboard beneath and electric space heater.



### REAR LOBBY



### CLOAKROOM WC

With low-level WC and wash basin.



### LANDING

Built-in storage cupboard. Radiator.



### BEDROOM 1 10' 0" x 12' 7" (3.05m x 3.86m)

With rear facing window. Radiator.



**EN-SUITE** Fully tiled and fitted with a contemporary suite comprising low level WC, pedestal wash hand basin and shower enclosure with plumbed in mixer shower. Heated towel rail.



## BEDROOM 2

10' 7" x 10' 4" (3.24m x 3.17m)

With front facing window. Radiator.



## BEDROOM 3

8' 4" x 8' 11" (2.55m x 2.72m)

With front facing window, radiator built in wardrobes.

## BATHROOM

With modern suite in white comprising panelled bath with shower over and side glass screen, pedestal wash basin and low level WC. Fully tiled walls and floor. Chrome heated towel rail.



## OUTSIDE

The property stands back from the road behind a drive which also provides off-road parking. This also leads to a single integrated garage. There is also an established front garden whilst, to the rear, is an enclosed area of garden, patio immediately to the rear of the property and garden shed.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 91 square metres.

## CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND

York City Council shows that the property is banded in council tax band D.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band B. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

**NOTE** Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

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## VIEWING

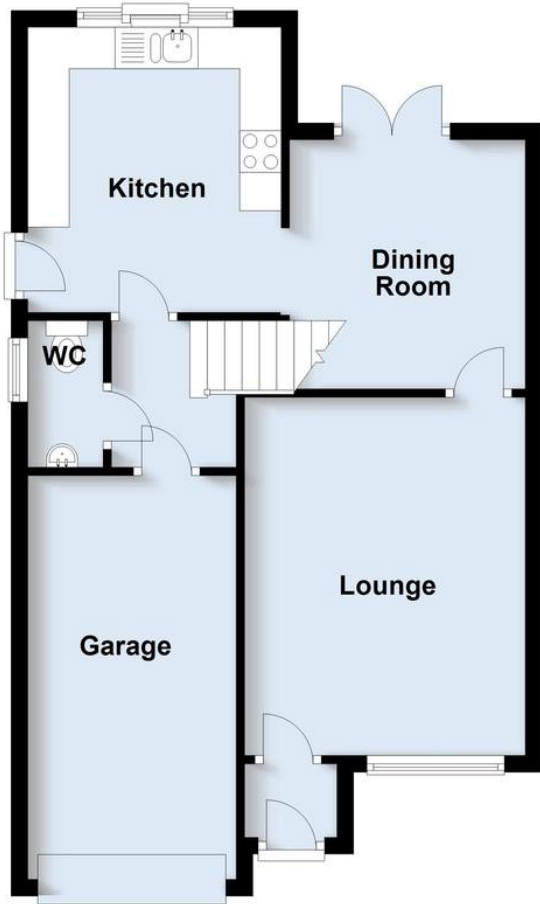
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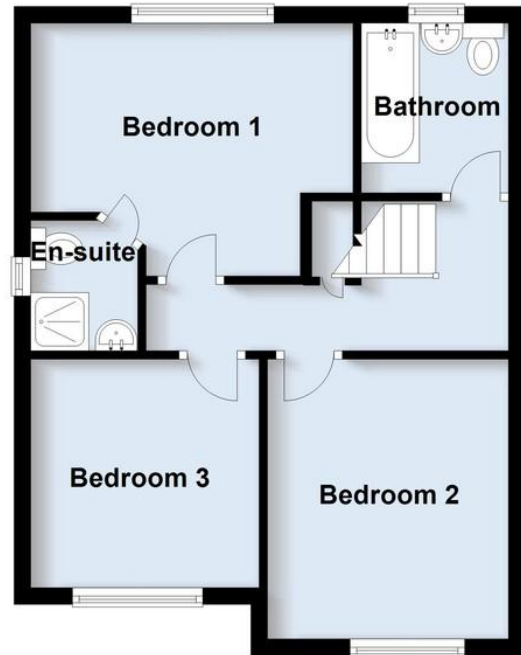
# Approximately 91 sq m

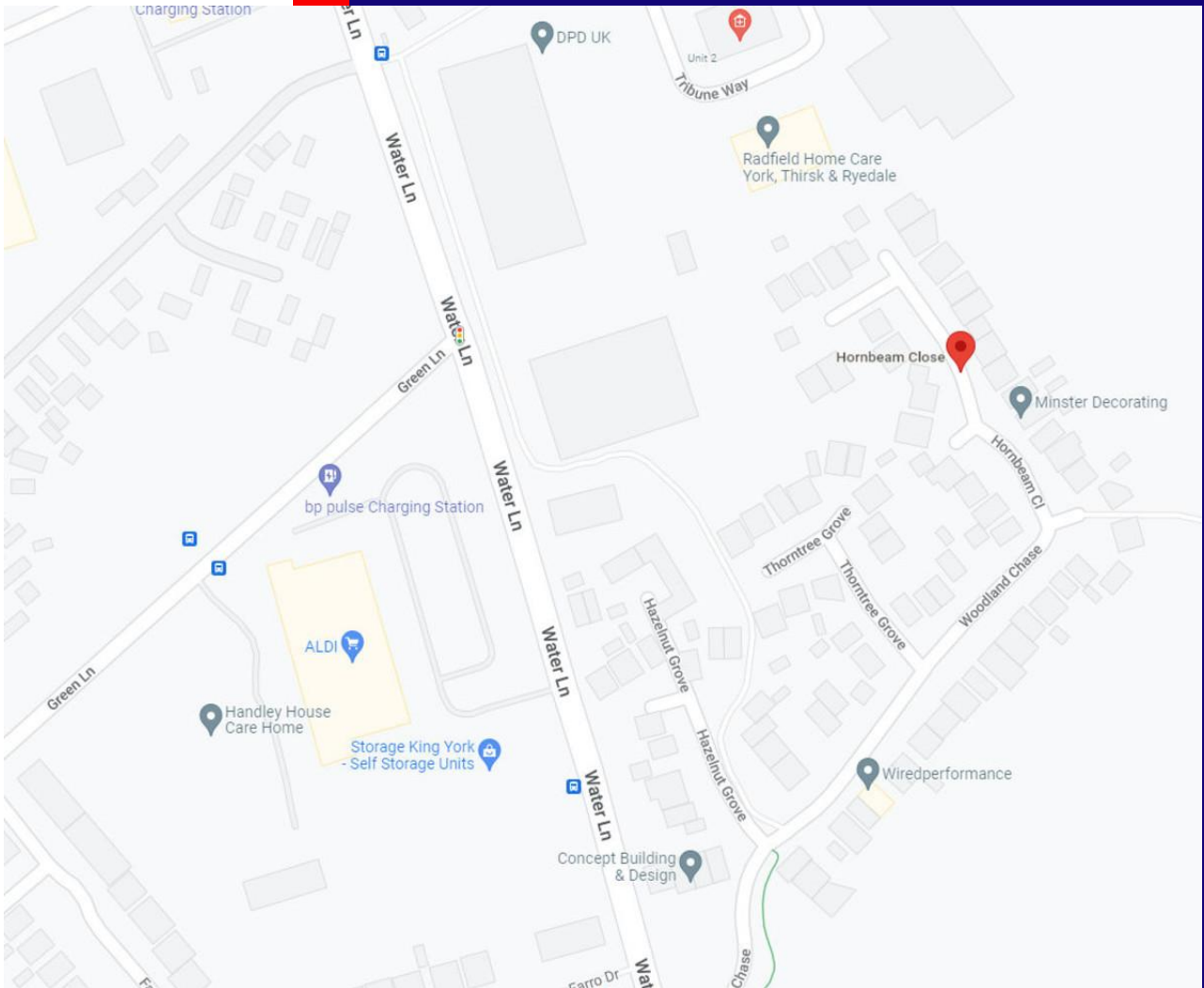
( from EPC calculation, this may exclude conservatories )

## Ground Floor



## First Floor







**64 Middle Street South, Driffield, YO25 6QG**

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