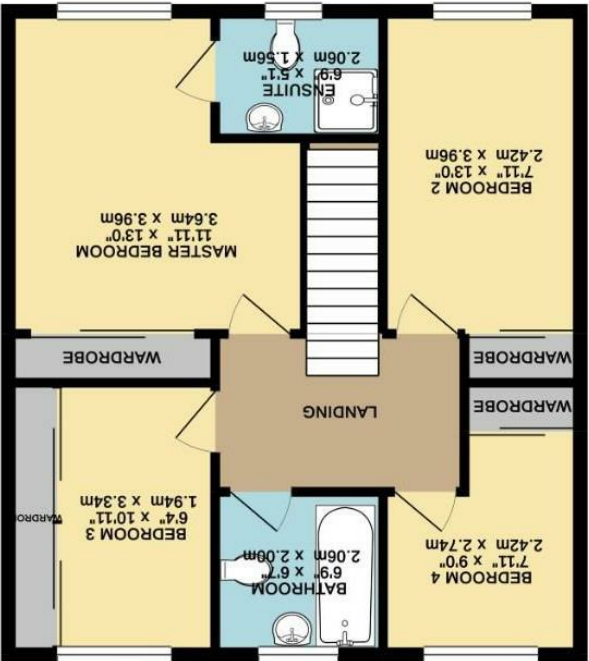


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	82	Potential
92		

England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO ₂ emissions		
Current	83	Potential
93		



46 Hardwicke Close, York
£350,000



Ashtons



Description

Hardwicke Close forms part of a modern build development, in the sought after West of York area, convenient for various commuter links, local amenities and school catchments.

The property is immaculately presented throughout, boasting spacious and modern family living. The internal accommodation boasts an entrance hall, a living room featuring a square bay window allowing light to flood through the property. The true hub of the home is the beautiful kitchen/diner, benefiting from an array of wall and base gloss units, integrated appliances complemented by stylish worktops and french doors opening to the garden. To finish the ground floor accommodation is a utility room and WC.

To the first floor there are four well proportioned bedrooms, all with the luxury of fitted wardrobes. The master bedrooms has the benefit of an en suite shower room and there is a family bathroom.

Externally there is a south facing, landscaped garden, off street parking and a garage. Viewing is highly recommended.