



Hardwicke Close, York

£365,000

**Stephensons**  
estate agents & chartered surveyors

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## Hardwicke Close, York YO26 5FB

Est. 1871

£365,000

An attractive modern detached home with three bedrooms, tucked away in a serene cul-de-sac in a sought-after location, offered with no onward chain.

Hardwicke Close is tucked away in a peaceful cul-de-sac within a sought-after development of modern homes, centred around an attractive communal green. The property is conveniently located for easy access to York city centre, the railway station, and a range of amenities along Boroughbridge Road.

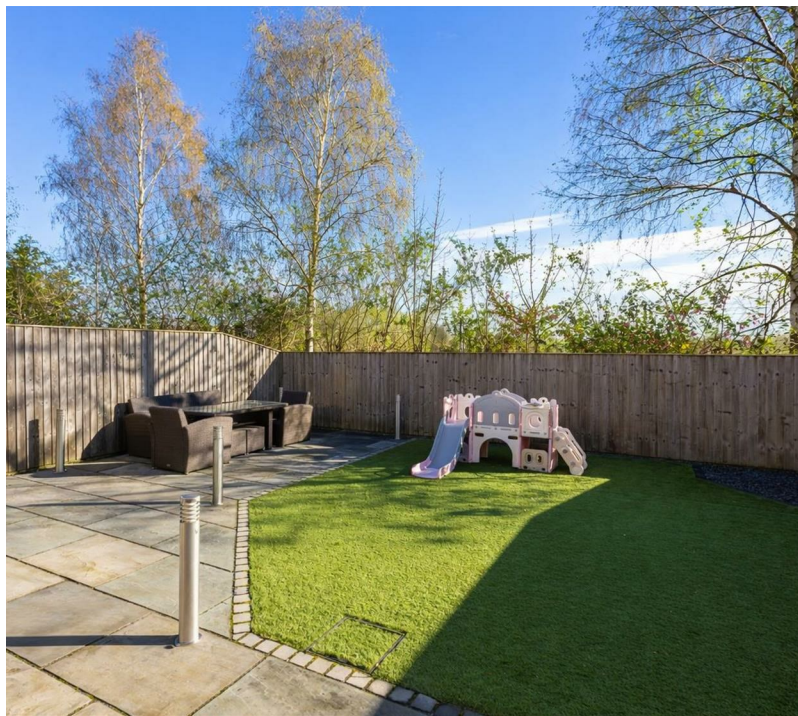
The accommodation begins with an entrance hallway, leading through to a generous front-facing lounge with window overlooking the front garden and understairs cupboard. An inner hall incorporates a cloakroom W.C., before leading into a bright open-plan dining kitchen to the rear. The dining space has been upgraded with bespoke cupboards for additional storage, and benefits for French doors open out onto a private and enclosed rear garden. A contemporary kitchen benefits from an abundance of wall and base units, integrated appliances, tiled splashbacks, wood counter-tops & hardwood flooring.

The first floor accesses three well-proportioned bedrooms, and the house bathroom. The principal bedroom sits to the front of the home, neutrally decorated, benefitting from a



Tenure: Freehold  
Broadband Coverage: Up to 1000\* Mbps download speed.  
EPC Rating: C - 76  
Council Tax: D - City of York  
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



modern three-piece ensuite. The second bedroom overlooks the rear garden, whilst the third bedroom, currently used as an office, sits to the front. A contemporary house bathroom completes the accommodation, consisting of panelled bathtub with shower over, wash hand basin, W.C. and tiled splashbacks.

Externally, the home boasts a generous rear garden requiring low maintenance, with paved seating area and artificial grass. The garage is accessed via the front of the property with parking for one/two cars off-street.

A further note, that the carpets, curtains and blinds are all included within the sale price.

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## Partners:

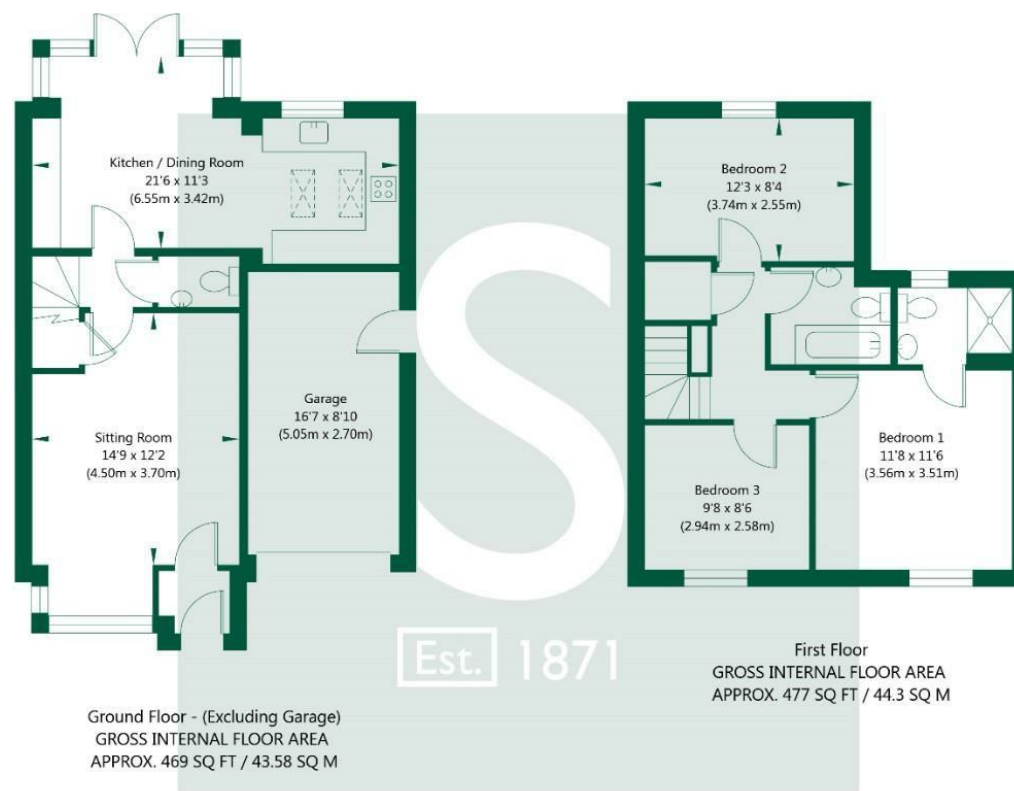
J F Stephenson MA (Cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg. dip MRICS  
O J Newby FNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)  
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## Hardwicke Close, York, YO26 5FB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 946 SQ FT / 87.88 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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