



30 Hamilton Drive East
York, YO24 4EF
Guide Price £500,000

NO FORWARD CHAIN!! SOUGHT AFTER LOCATION!! We as Agents are delighted to offer to the market this fabulous, traditional detached family home situated in the ever popular location of Holgate within walking distance of York's bustling city centre, The Knavesmire, Hob Moor and West Bank Park and close to local amenities and within a very good school catchment.

The property has the benefit of gas central heating and uPVC double glazing and briefly comprises: Bright and spacious entrance hall, 22ft living room leading onto the conservatory, rear porch/cloaks area, WC, good sized fitted kitchen, separate dining room, first floor landing, master bedroom with ensuite bathroom, three further good sized bedrooms and a three piece family bathroom suite.

To the front of the property is an open plan lawned garden and to the rear of the property is a good sized lawned garden with mature hedges and timber fence boundaries with a gravelled and paved area giving off-street parking for up to 2 vehicles leading to a detached garage with electricity and a shed. An early viewing is highly recommended to fully appreciate all this property has to offer.

Entrance Hallway

5'2" x 9'5" (1.57m x 2.87m)

uPVC entrance door, uPVC double glazed window to side, radiator, skirting, coving, power points, carpeted floors, stairs to 1st floor landing.

Dining Room

12'6" x 10'9" (3.81m x 3.28m)

uPVC double glazed window to front, laminated flooring, radiator, skirting, coving, power points.

Kitchen

12'10" x 9'6" (3.91m x 2.90m)

uPVC double glazed window to rear, radiator, wall and base units with counter top, stainless steel sink and draining board, integrated gas hob and electric oven, integrated single fridge, integrated single freezer, integrated dishwasher, space for electrical appliances, power points, under-stair storage, breakfast bar, skirting, coving, tiled floors.

Porch

5'2" x 13'3" (1.57m x 4.04m)

uPVC double glazed door to rear garden, uPVC double glazed window to side, skirting, coving, radiator, power points, tiled floors.

Conservatory

10'5" x 9'5" (3.18m x 2.87m)

uPVC double glazed doors to rear garden, power points, tiled floors.

Living Room

21'9" x 10'5" (6.63m x 3.18m)

uPVC double glazed window to front, 2x radiators, skirting, coving, power points, carpeted floors, double doors to conservatory.



**W/C**

5'2" x 3'6" (1.57m x 1.07m)

W.C, wash hand basin, tiled floors.

1st Floor Landing

9'8" x 4'2" (2.95m x 1.27m)

Carpeted floors, skirting, power points, loft access.

Bedroom 1

15'8" x 10'1" (4.78m x 3.07m)

uPVC double glazed window to front, skirting, coving, radiator, fitted wardrobes, power points, carpeted floors, door to ensuite.

Ensuite

6'0" x 7'10" (1.83m x 2.39m)

uPVC double glazed window to front, skirting, radiator, Lino, w.c, wash hand basin, bath with mains shower over.

Bedroom 2

12'0" x 11'7" (3.66m x 3.53m)

uPVC double glazed window to front, skirting, coving, radiator, fitted wardrobes, power points, carpeted floors, storage cupboard over-stairs.

Bedroom 3

9'8" x 9'6" (2.95m x 2.90m)

uPVC double glazed window to rear, skirting, coving, radiator, power points, carpeted floors.

Bedroom 4

9'8" x 8'6" (2.95m x 2.59m)

uPVC double glazed window to rear, skirting, coving, radiator, power points, carpeted floors.

Bathroom

7'1" x 5'6" (2.16m x 1.68m)

uPVC double glazed window to rear, skirting, tiled walls, heated towel rail, Lino, w.c, wash hand basin, bath with mains shower over.

Outside

To the rear is a lawned area, paved pathway and gated driveway for up to 2 vehicles, mature hedge and timber fence boundary, mature shrubbery. To the front is a large lawned area with mature shrubbery.

Garage

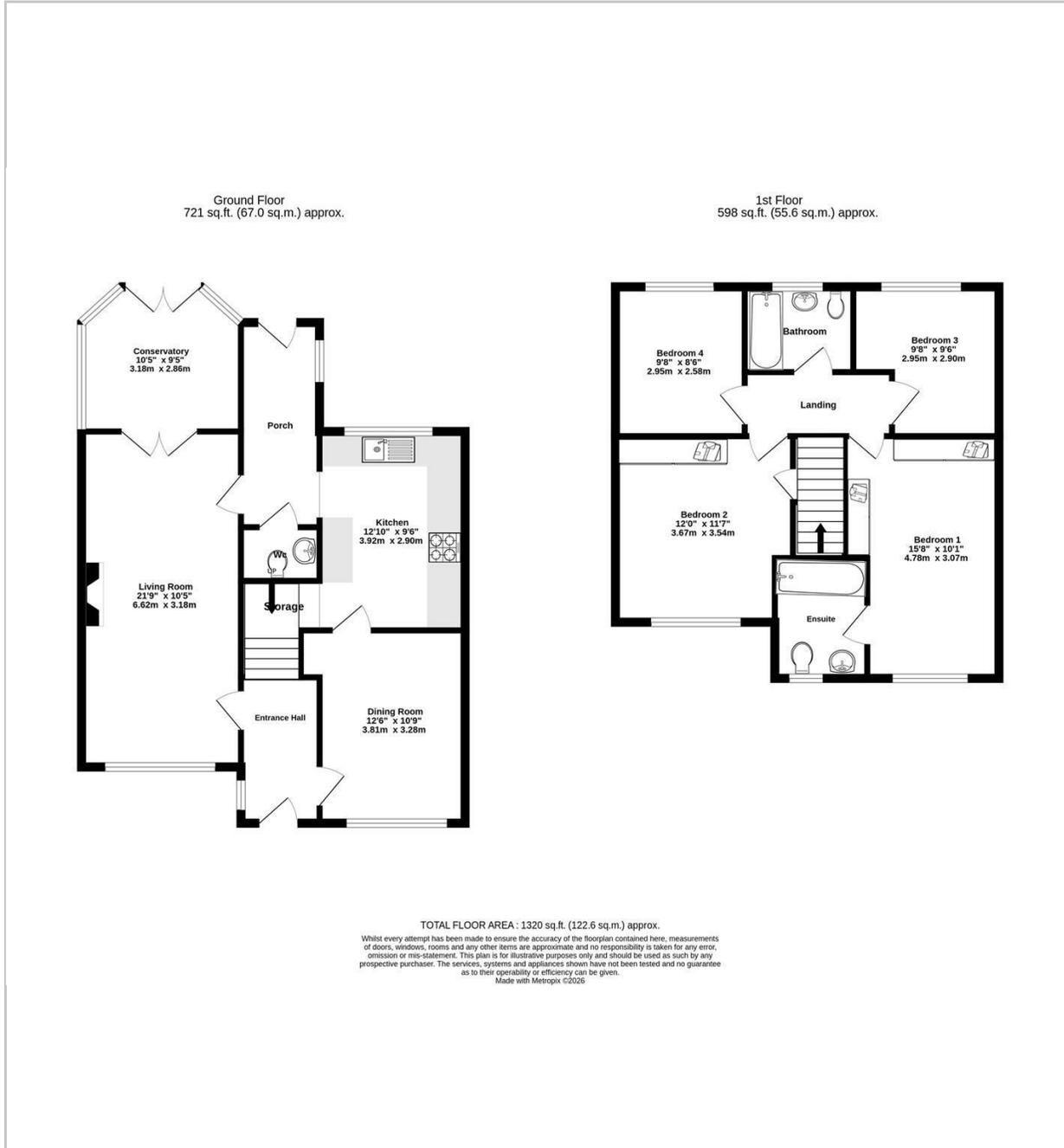
Detached garage with up and over door with electricity.

Agents Notes

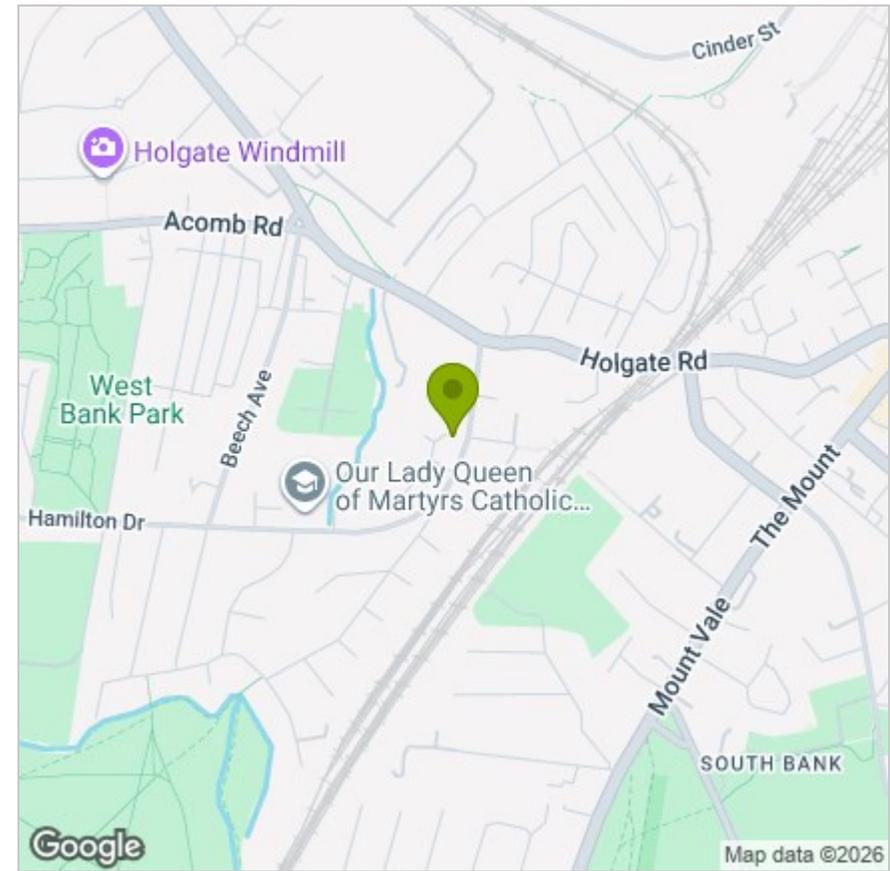
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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