



HAMILTON WAY, YORK
£850,000

Carter Jonas

HAMILTON WAY, YORK, YO24 4LE

A substantial and beautifully presented detached family home, positioned at the head of a quiet cul-de-sac in one of York's most convenient residential locations, within easy reach of the city centre, railway station and outer ring road.

The property offers generous accommodation arranged over three floors, beginning with a welcoming reception hall and leading to a well-balanced ground floor layout. This includes a formal sitting room, separate library/office, family room, and an impressive open breakfast kitchen, complemented by a separate utility room and ground-floor cloakroom. The space works exceptionally well for both everyday family life and entertaining.

On the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a stylish house bathroom. A further staircase leads to the second floor, where a large fourth bedroom, with excellent head height, built-in storage and roof lighting, making it ideal as a guest suite, teenage bedroom or home workspace.

Externally, the property is approached via double wrought iron gates leading to ample off-street parking and a detached double garage. The rear garden is attractively landscaped and enclosed, with lawned areas and seating spaces, and now benefits from a purpose-built garden bar, creating a superb outdoor entertaining area rarely found in this location.

TENURE Freehold

LOCAL AUTHORITY City of York

EPC BAND D

A SUBSTANTIAL DETACHED FAMILY HOME SET AT THE HEAD OF A QUIET CUL-DE-SAC IN HOLGATE. FOUR BEDROOMS, INCLUDING THE PRINCIPAL WITH EN-SUITE, GENEROUS LIVING SPACE, ENCLOSED GARDEN WITH BAR, PARKING AND A DOUBLE GARAGE

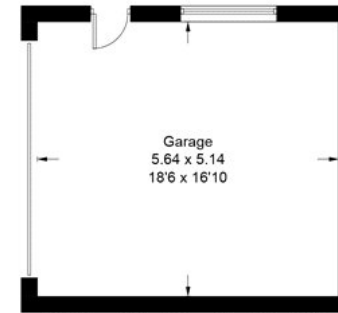






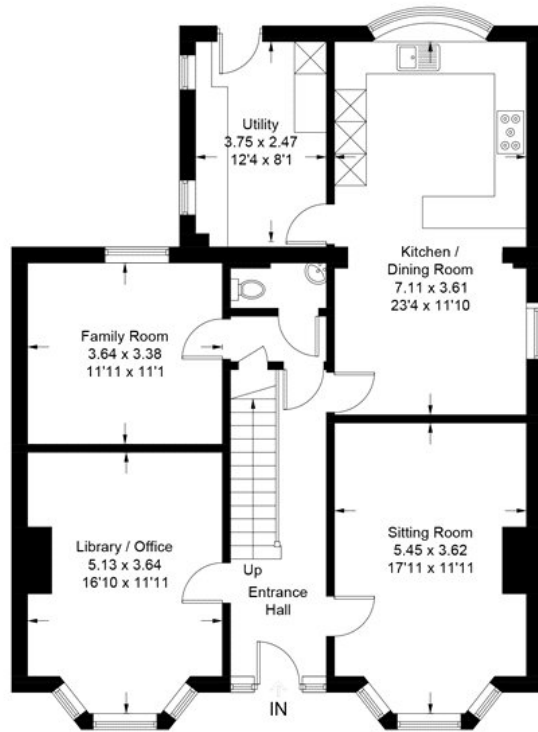
Hamilton Way, York, YO24

Approximate Gross Internal Area = 209.2 sq m / 2252 sq ft
 Limited Use Area = 20.5 sq m / 221 sq ft
 Garage = 29.2 sq m / 314 sq ft
 Total = 238.4 sq m / 2566 sq ft
 (Excluding Eaves Storage)



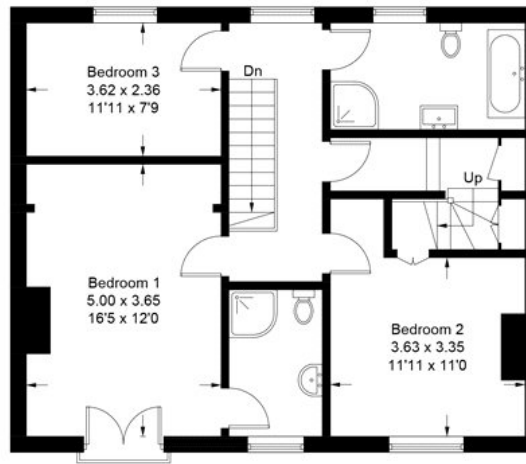
(Not Shown In Actual Location / Orientation)

Ground Floor



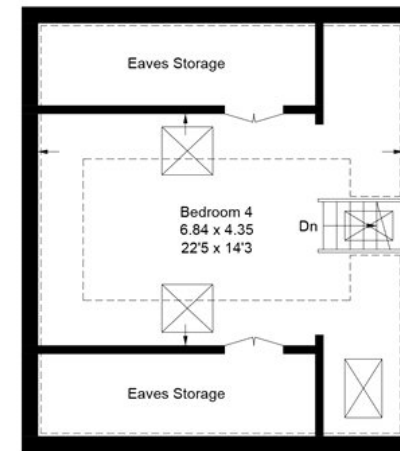
Ground Floor

= Reduced headroom below 1.5m / 5'0"

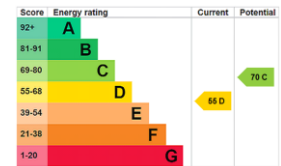


First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
 Pursuant to RICS Property Measurement 2nd Edition.
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Second Floor



York 01904 558200

york@carterjonas.co.uk
 82 Micklegate, York, YO1 6LF

carterjonas.co.uk
 Offices throughout the UK

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