



Eden Close, York YO24 2RD

welcome to

Eden Close, York

A substantial, five bedroom family home, situated in the desirable superb of Woodthorpe. Eden Close is positioned to the south west of York. Offering a variety of local amenities, whilst within good proximity to York city centre.



Entrance Porch

The entry porch to the home has carpeted floors, a radiator, a window to the side and a window to the front.

Entrance Hall

The entry hall to the home has wood flooring, a radiator, a window to the front, the stairs up to the first floor and built in storage.

Cloakroom

A ground floor shower room with a w.c, a wash hand basin, an extractor fan, a shower cubicle and a towel radiator.

Lounge

14' 8" + bay x 13' 3" (4.47m + bay x 4.04m)

A lovely, bay fronted lounge with wood flooring, a radiator and a gas fireplace.

Dining Room

14' 3" into recess x 13' 2" into recess (4.34m into recess x 4.01m into recess)

A fantastic dining room with two skylights, wood flooring, a radiator and French doors to the rear garden.

Kitchen

12' 8" x 11' 8" (3.86m x 3.56m)

A fitted kitchen with wall/base units, a cooker hood, an oven, a breakfast bar, a window to the rear, a radiator, space for a fridge/freezer, plumbing for a washing machine and a door to the utility room.

Utility Room

12' x 9' 3" (3.66m x 2.82m)

A useful utility room with a door to the kitchen, a door in to the garden, wall/base units and the boiler.

Landing

A carpeted landing with the loft access and an airing cupboard that holds the hot water tank. The loft space is a great size, part boarded, lighting and a ladder.

Bedroom One

23' 7" max x 9' 10" max (7.19m max x 3.00m max)

The primary bedroom is a fantastic size with carpeted floors, a radiator, fitted storage, a window to the front of the home, a window to the rear and a door to the en suite.

En Suite

The en suite to the primary bedroom has a w.c, a wash hand basin, a towel radiator, a shaver point, and an extractor fan.

Bedroom Two

13' 4" x 11' 8" (4.06m x 3.56m)

The second bedroom has carpeted floors, a radiator, two windows to the front and built in wardrobes/storage.

Bedroom Three

11' 8" x 10' 6" (3.56m x 3.20m)

The third bedroom has carpeted floors, a radiator, a window to the rear and a window to the side of the home.

Bedroom Four

11' 8" x 9' 5" (3.56m x 2.87m)

The fourth double bedroom has carpeted floors, a radiator and a window to the front.

Bedroom Five

8' 6" x 7' 10" (2.59m x 2.39m)

The fifth bedroom has laminate flooring, a radiator and a window to the rear of the home.

Bathroom

The family bathroom has a shower over the bath tub, a w.c, a wash hand basin, a radiator and a window to the rear.

Exterior

The front of the home there is an immaculately maintained garage, as well as a driveway and a garage. Around the rear there is a fantastic sized well presented garden which is laid to lawn, with mature fruit trees, flower beds, a patio area, a pond, rockery/pebble areas and fence to surround.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Eden Close, York

- A SUBSTANTIAL AND WELL PRESENTED FAMILY HOME
- FIVE BEDROOMS
- A GREAT SIZE, CORNER PLOT WITH SUPERB GARDENS TO THE FRONT AND REAR
- TWO RECEPTION ROOMS
- DESIRABLE AREA, SOUTH WEST OF YORK WITH GREAT ACCESS LINKS

Tenure: Freehold EPC Rating: C

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR108668 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01904 621138



York@williamhbrown.co.uk



48 Goodramgate, YORK, North Yorkshire, YO1 7LF



williamhbrown.co.uk