





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.



Ground Floor

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 to 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.



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.





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**

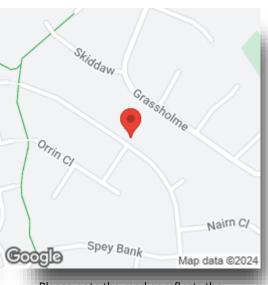
Tenure: Freehold EPC Rating: C

£550,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YOR108668



Property Ref: YOR108668 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01904 621138



York@williamhbrown.co.uk



48 Goodramgate, YORK, North Yorkshire, YO1 71 F



williamhbrown.co.uk

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.