







10 Eden Close
York, YO24 2RD
Guide Price £425,000

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AN IMPRESSIVE FOUR DOUBLE BEDROOM DETACHED HOME - Located to the West of York on the edge of the ever popular Woodthorpe, close to the A64 and with easy access into the city centre. Eden Close is perfectly positioned for commuting as well as being within catchment for well regarded schools and close to local shops & amenities making this a popular choice for the discerning home buyer. Upgraded and maintained by the presents owners to a very good standard throughout, including uPVC double glazing and gas central heating. The bright and spacious living accommodation comprises entrance hallway, WC/Cloaks, good size living room, breakfast kitchen with access to integral garage and the rear garden, dining room, first floor galleried landing, four piece family bathroom and four double bedrooms, the master having a three piece en-suite. Externally the property boasts a good size lawned rear garden with various, well established trees and plants, timber fence surround and a lean-to bike storage. A driveway to the front provides off street parking and the potential for electric car charging. An accompanied viewing of this fabulous property is highly recommended.



Entrance Hall

uPVC entrance door, ceiling coving, uPVC double glazed window to side, power points, double panelled radiator. Solid oak flooring.

Cloaks/WC

uPVC double glazed window to side, single panelled radiator, low level WC, wash hand basin. Solid oak flooring.

Dining Kitchen

Fitted units comprising granite work surfaces, integrated dishwasher, space for other appliances, power points, double panelled radiator. uPVC door to;

Integral Garage

With up and over door, single wall mounted combination boiler, plumbing washing machine. Door to garden.





Dining Room

uPVC patio doors to rear garden, ceiling coving, double panelled radiator, power points. Solid oak flooring. Wood and glass panelled door to;

Living Room

uPVC double glazed window to front, double panelled radiator, power points, ceiling spotlights. Carpet.

First Floor Landing

Carpet. Doors leading to;

Bedroom 1

uPVC double glazed window to rear, double panelled radiator, power points, 5 door built in wardrobes, solid wood flooring.

En-Suite

Walk in shower cubicle, wash hand basin, low level WC, uPVC double glazed window to front. Tiled flooring.

Bedroom 2

uPVC double glazed window to front, ceiling coving, double panelled radiator, power points, solid wood flooring.

Bedroom 3

uPVC double glazed window to front, ceiling coving, double panelled radiator, power points. Carpet.

Bedroom 4

uPVC double glazed window to rear and uPVC double glazed window to front, double panelled radiator, power points, solid wood flooring.

Bathroom

uPVC double glazed window to rear, bath, wash hand basin, low level WC, chrome radiator. Vinyl flooring.

Outside

Good size lawned rear garden with various well established trees and plants, timber fence surround and a lean to bike storage. A driveway to the front provides off street parking.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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