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Irvine Way Woodthorpe, York YO24 2XQ

Freehold
Council Tax Band - C

- Detached House
- Two Storey Side Extension
- Four Bedrooms
- Garage & Utility Room
- Generous Plot
- Driveway
- Ideal Family Home
- EPC - C



TOTAL FLOOR AREA: 1362 sq. ft. (126.5 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that the purchaser should verify the measurements of rooms and any other areas and be responsible for any discrepancies or mis-statements. This plan is for guidance only and should not be used as such. By any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. Measurements are given in feet and inches and rounded up to the nearest inch.



Irvine Way
Woodthorpe, York
YO24 2XQ

£475,000

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Located in the popular residential area of Woodthorpe, which is positioned to the west of York, is this extended and substantial detached home set on a generous plot. A sought after area, Woodthorpe offers a range of local amenities including convenience stores, eateries, GP, and the property is close to Moor Lane where regular bus connections provide access to York city centre and the train station.

Internally the property offers an entrance hall which provides access to the through reception room to the right. Benefitting from windows to the front and rear, this room is bathed in natural light throughout the day. Next door is the modernised kitchen which provides a range of storage by way of multiple wall and base units, along with an understairs cupboard/pantry. As part of the extension, another internal hall provides access to a substantial utility room, which has the potential to be converted into another reception room and w.c.

On the first floor are four well proportioned bedrooms with the master bedroom also forming part of the extension, with a superb shower ensuite. The rest of the internal accommodation offers three further bedrooms, landing and bathroom.

Set on a generous plot, this home offers front and rear gardens, with the rear garden low maintenance in nature having recently been landscaped. There is also a driveway for two vehicles with access to the garage.

Sure to be popular on the open market, early viewing is highly recommended.

Council Tax Band- C

