

-
- FIRST FLOOR**
- STUDIO: 12'0" x 2'8"
 - STORE
 - LIVING ROOM: 23'10" x 10'1"
 - KITCHEN: 13'0" x 8'2"
 - DINING ROOM: 3'5m x 2'7m
 - HALL
 - WC
 - BEDROOM: 9'4" x 8'2"
 - BEDROOM: 13'5" x 8'9"
 - BEDROOM: 4'1m x 2'7m
 - BEDROOM: 15'1" x 10'1"
 - BEDROOM: 4'6m x 3'1m
 - LANDING
 - SHOWER ROOM
 - LOFT ROOM OVER GARAGE: 13'9" x 9'1"
- TOTAL FLOOR AREA:** 1,473 sq.ft. (136.9 sq.m.) approx.
- Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is advised in the plan that the measurements will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as proof of any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
- Made with Metapex c0255



Crummock
, York
YO24 2SU

Offers Over £475,000

 4  1

Ashtons Estate Agents are delighted to present this four bedroom detached family home, ideally situated in the highly sought-after location of Woodthorpe. Nestled in a peaceful cul-de-sac in the southwest of the city, this impressive property is within easy reach of local shops, restaurants, and a wide range of amenities. Excellent transport links provide convenient access to the city centre and the ring road, ensuring seamless commutes further afield.

Upon entering the property, you are welcomed into a bright and inviting entrance hall, leading to the spacious living room, which enjoys an abundance of natural light thanks to its dual-aspect windows. The adjacent dining room offers large windows that look onto a beautiful, green garden, creating a perfect space for indoor-outdoor living. The kitchen is thoughtfully designed with a generous array of wall and base units, complemented by stylish worktops, providing ample storage and excellent space for food preparation. A study, located at the rear of the property, offers a quiet retreat and access to the garage, while a convenient downstairs WC complete this floor.

The first floor boasts a well-proportioned landing that leads to four generously-sized, versatile bedrooms, along with a modern family shower room.

Externally, the property offers a driveway with a well-maintained lawned garden to the front, as well as access to the garage. The rear garden is a true highlight, featuring a charming and cared-for English country garden—an ideal space for enjoying a morning coffee or entertaining family and friends in the warmer months.

This stunning property offers a unique combination of versatile living space and a prime location, making it an ideal choice for a variety of buyers. A viewing is highly recommended to fully appreciate the beauty, potential, and charm of this exceptional family home.

Council Tax Band- E

