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- The floor plan shows a three-bedroom house with a loft. The layout includes a front entrance leading into a living room (23'10" x 10'1") with a fireplace and access to a rear garden. To the right is a dining room (11'6" x 9'9") and a kitchen (4'6" x 2'5") with a breakfast room (12'0" x 8'2"). A central hall provides access to a bathroom, a WC, and a linen closet. The rear of the house features a study (12'0" x 8'1"), a store, and a staircase leading to a loft room over a garage (13'9" x 8'1"). The main floor also includes a bedroom (13'5" x 8'9"), a bedroom (4'1m x 2'7m), a bedroom (9'4" x 8'2"), a shower room, and a landing. A double garage is located at the front.
- Room Dimensions:**
- Living Room: 23'10" x 10'1"
 - Dining Room: 11'6" x 9'9"
 - Kitchen: 4'6" x 2'5"
 - Breakfast Room: 12'0" x 8'2"
 - Study: 12'0" x 8'1"
 - Store
 - Bedroom (Front): 13'5" x 8'9"
 - Bedroom (Rear): 4'1m x 2'7m
 - Bedroom (Middle): 9'4" x 8'2"
 - Shower Room
 - Bathroom
 - WC
 - Loft Room over Garage: 13'9" x 8'1"
- Additional Features:**
- Double Garage
 - Rear Garden
 - Front Garden
 - Fireplace in Living Room
 - Staircase to Loft



Crummock
, York
YO24 2SU

Offers Over £475,000



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

