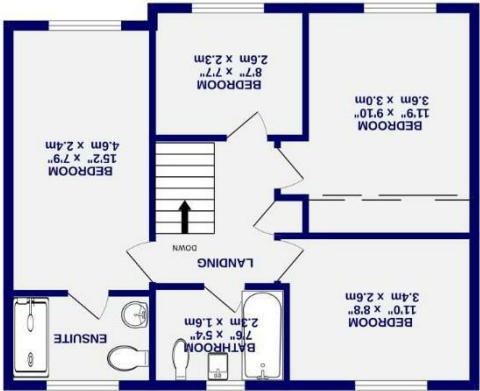
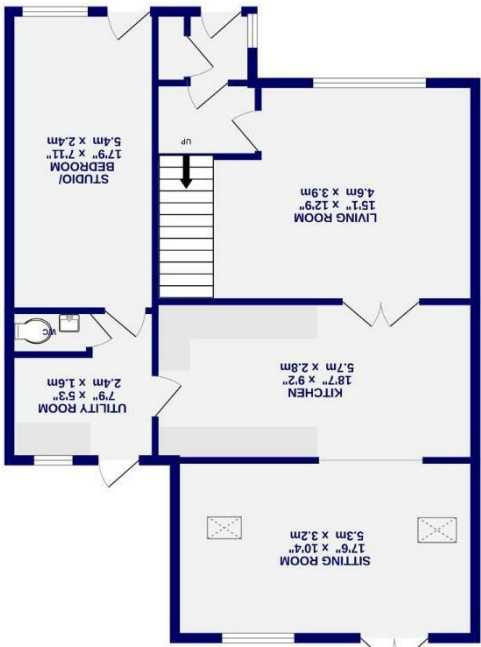




# Nairn Close , York YO24 2RB

Freehold  
Council Tax Band - E

- Detached Family Home
- Four/Five Bedrooms
- Open Plan Living Dining Kitchen
- Additional Separate Living Room
- Utility & Downstairs WC
- Sought After Location
- Driveway For Multiple Cars
- Rear Garden With Patio
- EPC C



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is included in plain the purchaser's responsibility to verify the accuracy of the floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability. Made with Metropix 62025.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



Nairn Close  
, York  
YO24 2RB

£500,000

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Ashtons Estate Agents are thrilled to present this versatile four-bedroom detached family home, located in the highly sought-after area of Woodthorpe in York. Set in a prime position in the southwest of the city, this exceptional property is just a stone's throw from local shops, popular eateries, restaurants, and a wide range of amenities. With excellent transport links, you'll enjoy easy access to the city center and the ring road, ensuring smooth commutes both locally and further afield.

As you step into the welcoming vestibule, you're immediately greeted by the expansive, bright, and airy living room. The large, modern square bay window floods the space with natural light, creating a warm and inviting atmosphere. This dual-aspect open space also features a dining room and a second chic family living room, complete with patio doors that lead out into the garden - perfect for enjoying the outdoors. The kitchen, positioned opposite the dining area, boasts sleek wall and base units with complementary worktops. An open space overlooking the rear family room adds to the sense of togetherness in this perfect family hub. The layout is ideal for both day-to-day family living and entertaining. Adjacent to the kitchen is a sizable utility room and a convenient downstairs WC. The garage has been thoughtfully converted into a studio, currently used as a double bedroom by the current owners.

Upstairs, the first floor offers four generously sized bedrooms, including a spacious primary bedroom with the added luxury of an ensuite bathroom. The family bathroom features a modern white suite with a shower over the bath.

Externally, the property offers a substantial driveway with space for multiple cars, framed by neat, landscaped borders. The rear south facing garden provides a perfect setting for family activities, with a well-maintained lawn and patio areas ideal for outdoor entertaining.

Council Tax Band - E

