



Wellesley Close, York

Offers Over £475,000

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estate agents & chartered surveyors

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Wellesley Close,
York YO30 4YA

Est. 1871

Offers Over £475,000

This beautifully presented four-bedroom detached family home has been thoughtfully extended and refurbished to create a spacious and versatile living space. Tucked away at the end of a quiet cul-de-sac, it offers a separate study or second sitting room, a large integral garage, generous parking and an excellent-sized rear garden.

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Located in the popular Clifton Moor area of York, the property is within easy reach of a wide range of local amenities. With over 1,500 sq ft of accommodation, it's well suited to modern family life.

The ground floor opens into a welcoming entrance hall with a guest WC, a separate study or snug, and a bright living room flowing through to the dining area. Wooden flooring, a feature fireplace and French doors leading out to the garden create a warm and inviting space for everyday living and entertaining.

The breakfast kitchen is fitted with a range of modern units and integrated appliances.

Upstairs, the accommodation is arranged over two sections.



Tenure: Freehold
Services/Utilities: All mains services connected.
EPC Rating: C
Council Tax: D - City of York
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.



The main landing serves three bedrooms, including a generous second bedroom with fitted wardrobes and an en-suite shower room, along with a contemporary family bathroom. The principal bedroom is accessed via its own staircase from the rear hallway, creating a private suite complete with fitted wardrobes and a stylish en-suite featuring a walk-in shower.

Outside, a large driveway provides off-road parking for multiple vehicles and leads to the integral garage.

To the rear, the larger-than-average garden is mainly laid to lawn and includes a spacious patio seating area, timber shed, enclosed fencing and gated side access, making it ideal for families and outdoor entertaining.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1546.5 SQ FT / 143.7 SQ M
 Copied from existing plan and accuracy cannot be guaranteed

All measurements and fixtures including doors and windows are approximate and should be independently verified.

