



Ashtons

Orrin Close, Woodthorpe, York, YO24 2RA

Orrin Close  
Woodthorpe, York  
YO24 2RA

Offers Over £325,000



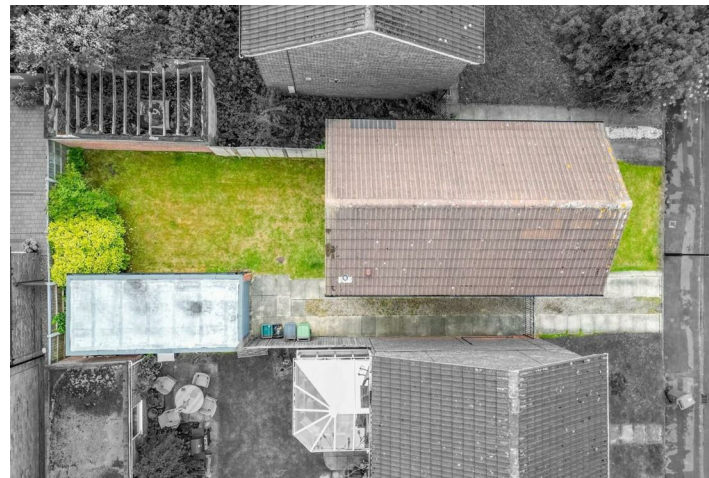
Situated in a quiet cul-de-sac within the popular residential area of Woodthorpe, this beautifully presented three-bedroom detached home is ready to move into making it ideal for a wide range of buyers including families, first-time buyers, and investors. Orrin Close is within good proximity of an array of local amenities, including shops, eateries, schools and commuter links to the city centre.

Inside, the home features a generous living/dining room with windows across two aspects filling the room with natural light. Alongside this is a modern kitchen which offers plenty of storage by way of wall and base units, a pantry and ample worktop space. Upstairs, three well-proportioned bedrooms provide ample space for family living in addition to a well presented three piece bathroom. The property has been well maintained by the current owners, including the installation of a new boiler in February 2026. It also offers excellent scope to further enhance and add value, for example through a rear extension (subject to the necessary planning permissions)

Externally, the property benefits from a spacious and private rear garden, which is south facing in nature, a detached garage, and driveway parking for multiple vehicles.

Early viewing is highly recommended to fully appreciate all that this home has to offer.

Council Tax Band- C



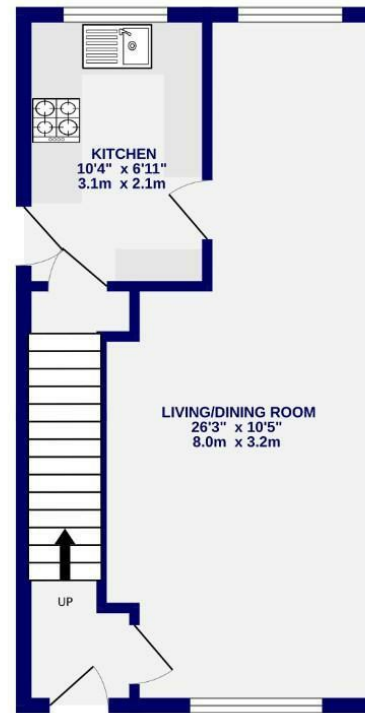


# Orrin Close Woodthorpe, York YO24 2RA

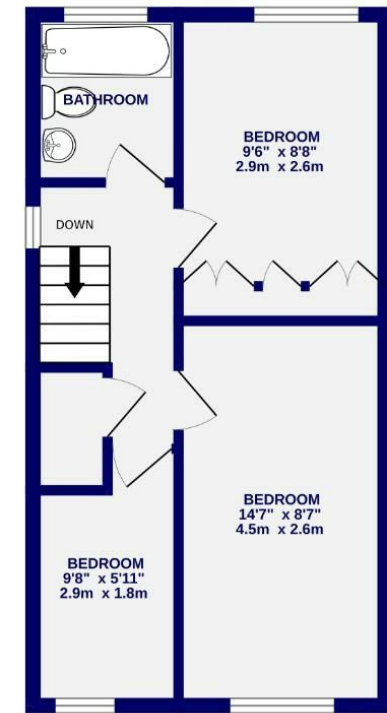
Freehold  
Council Tax Band - C

- OPEN TO OFFERS
- Three Bedrooms
- Well Presented Throughout
- Quiet Cul De Sac Position
- Popular Residential Area
- Private Rear Garden
- Driveway & Garage
- EPC D
- New Boiler Installed

GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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. If included in the plan the gauged areas 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 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.  
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