

Ashtons

Eden Close, York, YO24 2RD

Eden Close
,York
YO24 2RD

£450,000

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Located in the popular residential area of Woodthorpe, to the south-west of York, this immaculately presented four-bedroom detached home sits on a generous plot, offering excellent potential for further extension, subject to the necessary planning permissions. With a range of local amenities, well-regarded schools and strong community feel nearby, it makes an ideal family home.

Internally, the property opens into an entrance hall leading through to three reception areas, with windows to multiple aspects allowing plenty of natural light to flow through. Across the hall is an upgraded kitchen diner, fitted with a range of shaker-style wall and base units, complemented by stylish worktops and a selection of integrated appliances. A convenient ground floor WC completes the layout.

To the first floor are four well-proportioned bedrooms, two of which are comfortable doubles, along with a modern three-piece shower room.

Externally, the property enjoys gardens to both the front and rear, with the rear garden benefiting from a south-facing aspect. Predominantly laid to lawn, it is complemented by patio areas and established flower beds, with a garage set back from the house. A driveway provides off-street parking and leads to the garage, while a further garden area sits to the front.

A well-presented home with plenty of potential in a popular location, early viewing is recommended.



















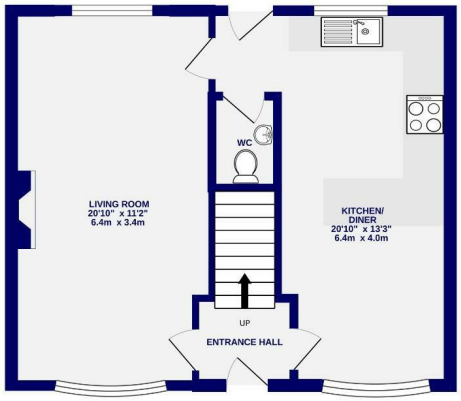


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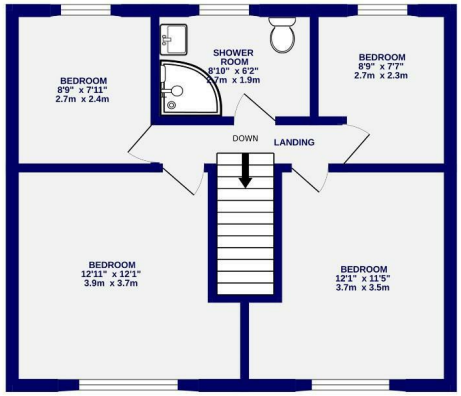
Freehold
Council Tax Band - D

- Double Fronted Detached house
- Extensively Refurbished
- Four Bedrooms
- Luxury Dining Kitchen
- Large Gardens
- Garage & Driveway
- EPC- C

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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 garage/stores 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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Ashtons

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