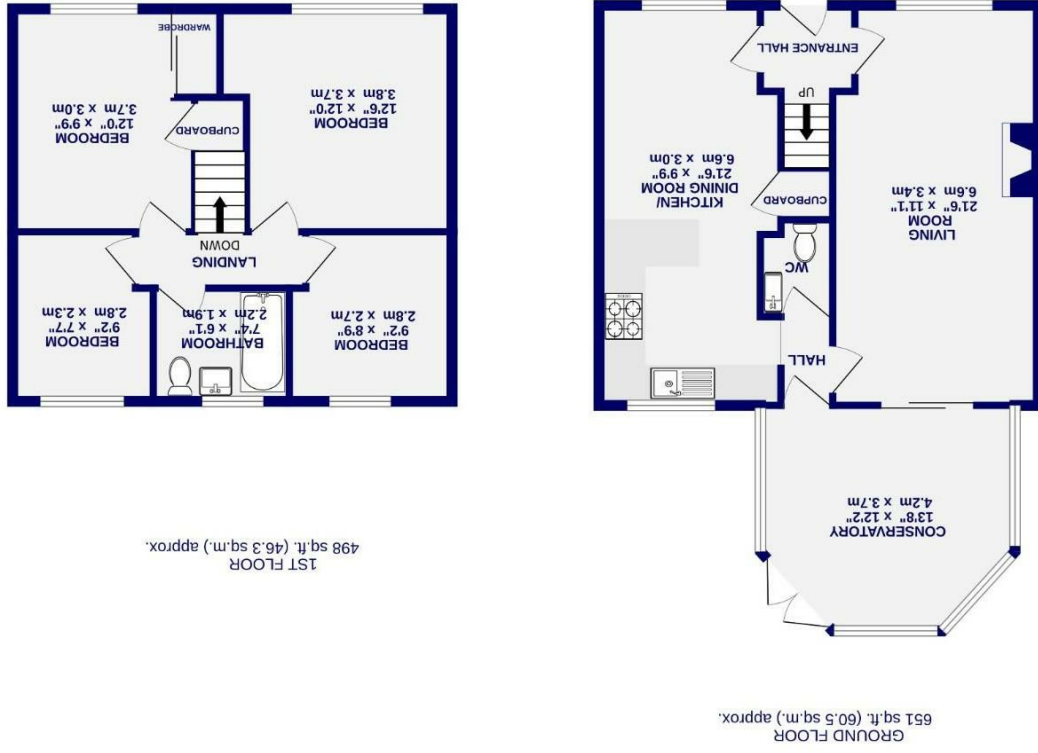


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

Eden Close Woodthorpe, York YO24 2RD

- Detached Home
- Four Bedrooms
- Open Plan Reception Spaces
- Conservatory
- Ideal Family Home
- Driveway & Garage
- Popular Residential Area
- EPC - D

Freehold
Council Tax Band - D



Eden Close
Woodthorpe, York
YO24 2RD

Asking Price £450,000



An upgraded detached home that offers spacious living accommodation throughout. Set within the popular residential area of Woodthorpe, which is positioned to the west of York, this property is ideally placed for quick access to York city centre and train station, as well as areas further afield with the convenient placement of the A64 and A1(M). Within Woodthorpe are a range of local amenities, including shops, eateries, a GP and a range of green spaces to enjoy.

Internally, the property offers an entrance hall with the principal reception room positioned to the left. Expansive in size and enjoying windows to the front and rear, this room is bright and airy throughout the day, and provides access to the generous conservatory that looks out to the garden. Across the hall is the open plan kitchen diner which has a range of modern wall and base units with a metro style back splash. Finally, the ground floor accommodation is completed by the second hall and WC.

On the first floor are four well proportioned bedrooms, with one of the largest bedrooms boasting some integrated storage. Finally, the property is completed by the beautifully presented three piece bathroom with contemporary floor and wall tiles.

Externally, the property sits on a wonderful plot which boasts a spacious garden to the rear. Consisting mainly of lawn, the garden also offers patio and flower beds. Set back from the property is a single garage, with a driveway to the front.

An ideal family home, offering plenty of space throughout. Early viewing is highly recommended.

Council Tax Band- D

