



YOUR MOVE
ANSCOMBS

Eades Close, Off Shipton Road, York YO30 5FG

Guide Price £475,000

ACCOMMODATION

Occupying an attractive corner plot within a sought-after modern development, this beautifully presented and thoughtfully extended three-bedroom detached home combines generous living space with character and contemporary comfort. With two impressive reception rooms, including a striking rear family room, together with a private, established garden, the property provides a superb setting for both everyday living and entertaining.

The location is equally appealing, positioned just 1.8 miles north-west of the city centre, with convenient access to the beautiful open green spaces of Homestead Park and walks along the banks of the River Ouse.

Stepping inside, a welcoming entrance hallway sets the tone and includes a useful storage cupboard and cloakroom/WC. To the front of the house is the spacious lounge, where a feature fireplace creates an elegant focal point. Double doors open into the fabulous dining/family room beyond, allowing the principal reception spaces to flow seamlessly together.

The extended dining/family room is undoubtedly one of the defining features of the home. Generously proportioned and full of character, its impressive beamed vaulted ceiling creates a wonderful sense of height and architectural interest, complemented by part-exposed brickwork and an electric wall-mounted fire. A large picture window frames views across the attractive private rear garden, creating a lovely connection between the living space and garden beyond.

The modern kitchen/breakfast room is fitted with a range of units centred around an island and incorporates a gas hob with extractor hood above and a double electric oven/grill. There is also space for a washing machine, fridge/freezer and dishwasher.

On the first floor are three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room/WC, while the two remaining bedrooms are served by a modern family bathroom/WC.

The property also benefits from double glazing and gas central heating and has an Energy Performance Certificate (EPC) rating of D.

Outside, a lawned front garden complements the attractive corner position, while a driveway to the side provides off-street parking and leads to a detached brick-built garage with an up-and-over door, power and lighting. To the rear, the attractive private garden has been thoughtfully arranged to offer both space to enjoy and inviting areas to relax. A generous lawn is framed by established shrubs and climbing plants, creating a leafy, mature backdrop, while paved areas provide space for outdoor dining and entertaining. A secluded, south west facing seating area offers a particularly appealing spot to sit and unwind, adding another dimension to this charming and well-established garden.

COUNCIL TAX Band D - 2026/2027 Approx £2,270

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1163 SQ FT / 108.05 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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