



ABBEY COURT, CAEDMON CLOSE, YORK
Offers Over £550,000

Carter Jonas

4 ABBEY COURT, CAEDMON CLOSE, YORK, YO31 1AA

Nestled off Stockton Lane, one of York's most desirable areas, this superb four-bedroom detached property offers exceptional access to the city centre and nearby Vanguard and Monks Cross retail parks. The location is perfect for families, providing a quiet and safe environment for children, whilst also being ideal for retired couples who occasionally host family members.

The heart of this home is undoubtedly the open-plan kitchen, dining, and living area, which features bifold doors that open onto the decking area providing space for outdoor entertainment and creating a seamless indoor-outdoor living experience. The ground floor also includes a versatile fourth double bedroom with ensuite facilities, a separate WC, and a utility room housing the boiler. This layout offers flexibility for various living arrangements, catering to both families and guests.

Upstairs, the first floor boasts three spacious double bedrooms. The master bedroom includes an ensuite, while the other two bedrooms are serviced by a generously sized family bathroom. Each room is designed to provide comfort and ample space, making this property a perfect fit for a growing family or those who appreciate extra room.

The exterior of the property is equally impressive, with parking for three vehicles at the front and a private, enclosed and secure rear garden featuring Astroturf. This low-maintenance garden ensures the property can be left unattended without the worry of overgrowth, making it ideal for those who travel frequently or work away from home. Offered with no forward chain, this property is ready for its new owners to move in and enjoy all it has to offer.

TENURE Freehold

LOCAL AUTHORITY City of York Council

COUNCIL TAX F

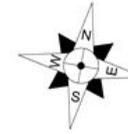
EPC BAND B

MODERN DETACHED PROPERTY LOCATED OFF STOCKTON LANE IN A QUIET CUL-DE-SAC. NO FORWARD CHAIN









Approx. Gross Internal Floor Area 1182 sq. ft / 109.90 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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