



WALNUT CLOSE, HESLINGTON
Guide Price £850,000

Carter Jonas

WALNUT CLOSE, HESLINGTON

A rare opportunity to acquire a substantial six-bedroom family home occupying an enviable corner plot position within an exclusive cul-de-sac setting in the heart of Heslington, one of York's premier residential locations.

An impressive and substantial detached family residence extending to approximately 2,508 sq ft of accommodation, occupying a generous corner plot position at the head of a peaceful cul-de-sac within the highly regarded village of Heslington.

Offering five bedrooms, multiple reception rooms and a detached double garage, this exceptional home provides the perfect balance of versatile living space, privacy and convenience.

Set within one of York's most sought-after residential locations, the property enjoys a commanding position with attractive gardens wrap around the plot, creating a wonderful sense of space rarely found in modern family homes. The well-planned accommodation has been designed with both everyday family life and entertaining in mind, offering a wealth of flexible living space across three floors.

The ground floor is entered via a welcoming reception hall, which gives access to a generously proportioned living room, providing an excellent principal reception space with ample room for both seating and entertaining. A separate dining, whilst the spacious kitchen is well-equipped and complemented by a practical utility room. A separate study provides the ideal environment for home working, together with a conveniently positioned ground floor WC.

To the first floor, a spacious landing leads to four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, whilst a second large double bedroom also enjoys en-suite facilities. Two further bedrooms are served by a well-appointed family bathroom, making this an ideal arrangement for growing families.

The second floor provides an additional bedroom with dressing room or sixth bedroom. These rooms offer excellent versatility and could equally function as guest accommodation, teenage suites, hobby rooms or dedicated work-from-home space.

Externally, the property truly excels. Occupying a prominent corner plot at the head of a quiet cul-de-sac, the home enjoys a high degree of privacy together with well-maintained gardens offering space for recreation, entertaining and outdoor dining. A substantial detached double garage provides excellent storage and parking facilities, further enhanced by driveway parking.

Heslington is widely recognised as one of York's most desirable villages, offering an attractive balance of village charm and city convenience.

The area is particularly popular with families and professionals due to its excellent local amenities, attractive green spaces and close proximity to the University of York. Residents benefit from easy access to a range of everyday facilities, highly regarded schools, pubs, sports clubs and countryside walks, while retaining a strong sense of community.

TENURE Freehold

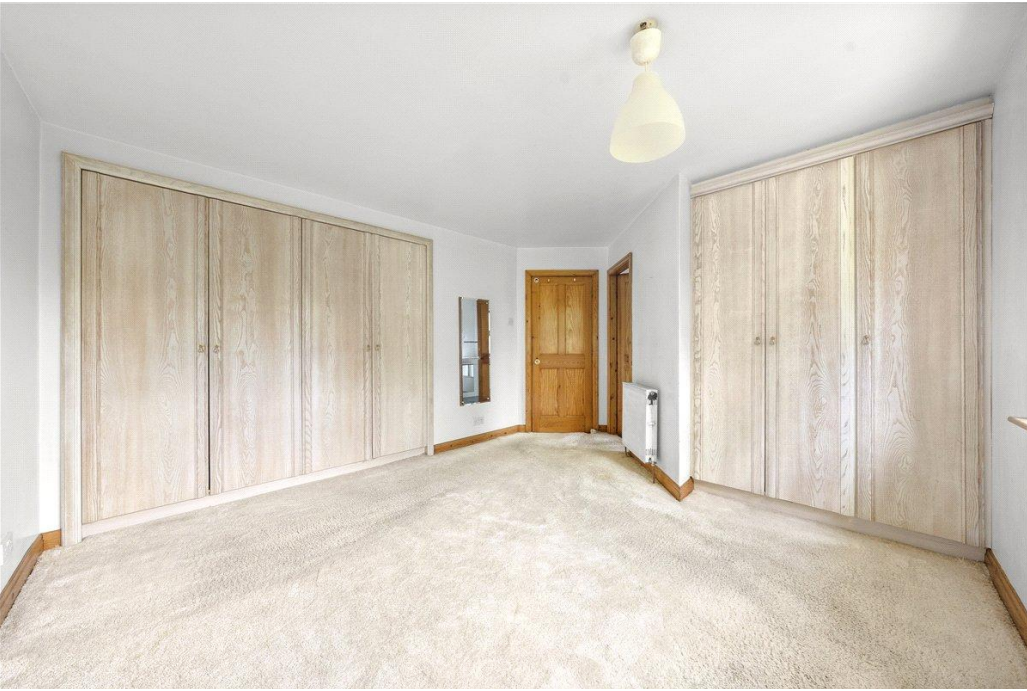
LOCAL AUTHORITY North Yorkshire Council

EPC BAND D

A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL SIX-BEDROOM FAMILY HOME OCCUPYING AN ENVIABLE CORNER PLOT POSITION WITHIN AN EXCLUSIVE CUL-DE-SAC SETTING IN THE HEART OF HESLINGTON, ONE OF YORK'S PREMIER







Walnut Close, York, YO10

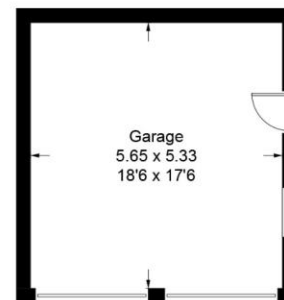
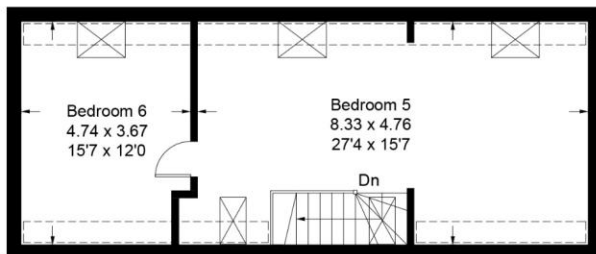
Approximate Gross Internal Area

Main = 233.0 sq m / 2508 sq ft

Limited Use Area (s) = 10.5 sq m / 113 sq ft

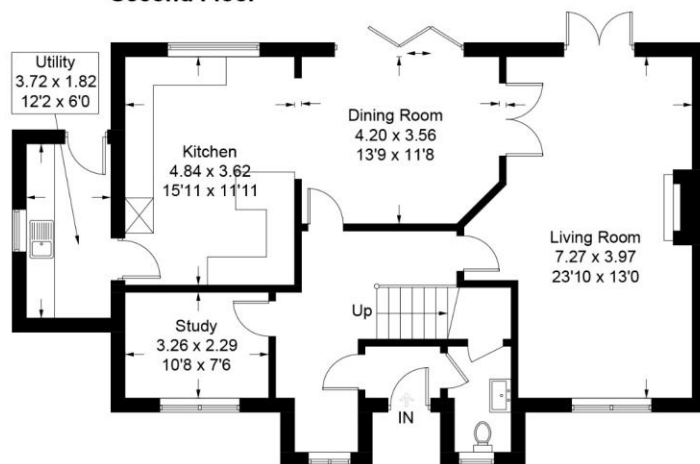
Garage = 30.4 sq m / 327 sq ft

Total = 273.9 sq m / 2948 sq ft

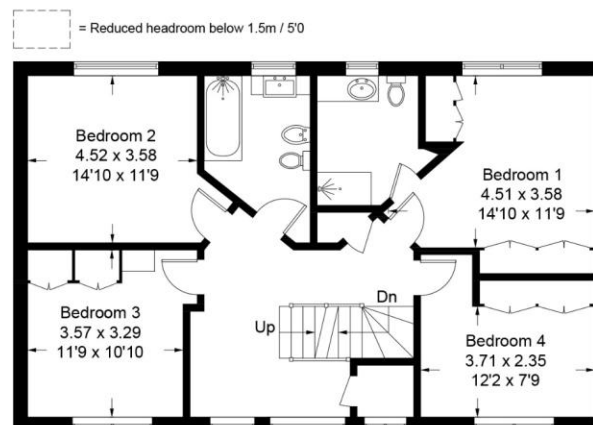


(Not Shown In Actual Location / Orientation)

Second Floor



Ground Floor



First Floor

illustration for identification purposes only. measurements are approximate, not to scale
Pursuant to RICS Property Measurement 2nd Edition
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	73 C
39-54	E		
21-38	F		
1-20	G		

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Classification L2 - Business Data