

N A I S H
E S T A T E A G E N T S



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4 Otterwood Bank , York, YO24 3JS

A sophisticated three-bedroom detached house located in the convenient area of Foxwood, York. Situated on a peaceful cul-de-sac, this property offers a perfect blend of comfort and style.

Once inside, you are greeted by a bright and airy spacious lounge/diner. The kitchen to the rear of the property boasts modern wood worktops, Belfast sink and range cooker. The property also features a study, providing the perfect space for those who work from home or need a quiet area to focus. To the first floor is a spacious landing, three well-proportioned bedrooms, bathroom and w/c.

The rear garden features a well-maintained lawn and patio area, offering a tranquil outdoor space where you can relax and unwind. There is an assortment of fruit trees found in the front and rear gardens. Additionally, the property boasts a garage & driveway, ensuring convenient parking for you and your visitors.

Asking Price £350,000

4 Otterwood Bank

, York, YO24 3JS



- Detached Home
- Located to the West of York
- Three Bedrooms
- Spacious Reception Room
- Garage & Driveway
- Study

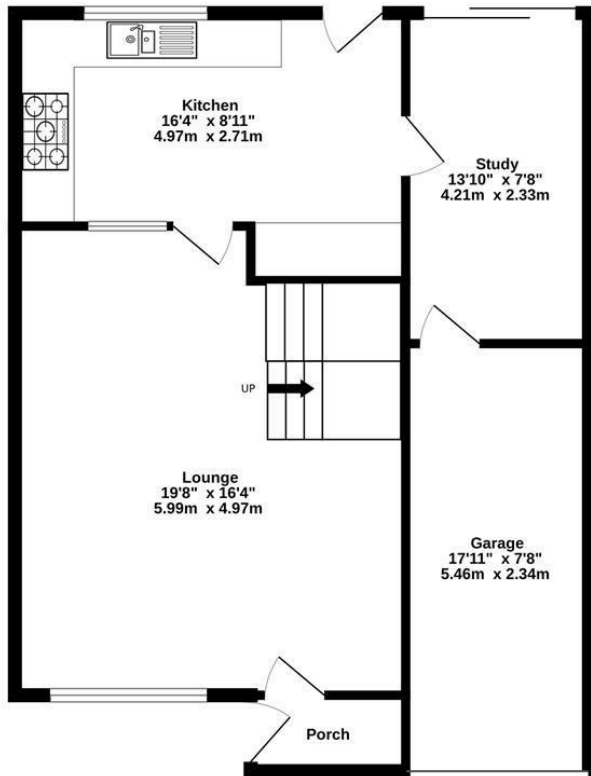


Directions

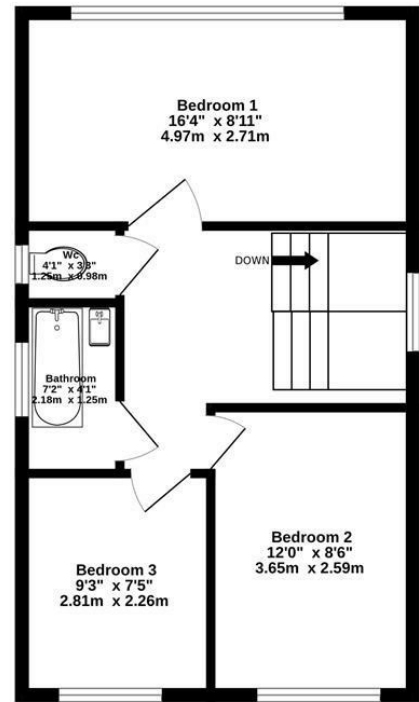


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	