





LOVELY LOCATION IN EDENTHORPE, JUST A SHORT WALK TO THE LOCAL PRIMARY SCHOOL AND A SPACIOUS FAMILY HOME WITH THREE BEDROOMS. Positioned on St Oswalds Drive, this delightful property offers purchasers plenty of living accommodation and is priced to allow for modernisation. A semi-detached house that briefly comprises of entrance hallway, living room/dining room, kitchen/breakfast area, stairs to the first floor landing, three fantastic bedrooms, family bathroom with separate shower cubicle, front garden, driveway provides off street parking, single garage and enclosed rear garden. GREAT BUY IN DN3 & AVAILABLE WITH NO UPWARD CHAIN.

ENTRANCE HALL

6' 5" x 10' 4" (1.97m x 3.15m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, two front facing double glazed windows, radiator, coving to the ceiling and stairs to the first floor.

LOUNGE/DINER

11' 11" x 26' 4" (3.65m max x 8.05m max) Lovely open reception space ideal for a family with front facing double glazed bay window, rear facing double glazed sliding doors to the garden, serving hatch from the kitchen, two radiators, coving to the ceiling, electric feature fire and decorative surround.

KITCHEN/BREAKFAST ROOM

7' 4" x 18' 4" (2.24m x 5.59m) Pleasant kitchen/breakfast room with side facing double glazed bay window, rear facing double glazed window, side facing double glazed door to the garden, a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, space for a fridge/freezer, plumbing for a washing machine, space for a freestanding cooker with gas hob, extractor fan above, partially tiled walls, wood panelled ceiling, tiled flooring, radiator and storage cupboard beneath the stairs.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 4" x 10' 0" (1.95m x 3.05m) Providing access to all bedrooms/bathroom, side facing double glazed window, loft access point and coving.



BEDROOM

12' 0" x 11' 11" (3.67m x 3.65m) Spacious double bedroom with fitted wardrobes, radiator, coving and front facing double glazed bay window.

BEDROOM

10' 11" x 11' 9" (3.34m x 3.60m) Further double bedroom with rear facing double glazed window, fitted wardrobes and a radiator.







BEDROOM

6' 5" x 8' 1" (1.96m x 2.48m) Positioned at the front, a single bedroom with radiator, coving and front facing double glazed window.

BATHROOM

Spacious bathroom with separate shower cubicle, bath, low flush WC, wash hand basin, tiled walls, radiator, wood panelled ceiling, extractor fan and rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Double gates lead to paved off street parking on the driveway, wall/fence enclosure, small lawned garden with shrubs/bushes/trees and further double gates to the side driveway.

GARAGE

Single garage with up and over door.

REAR GARDEN

Fence enclosed rear garden with paved patio, central lawn, shrub/flower beds and a shed.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED BOILER

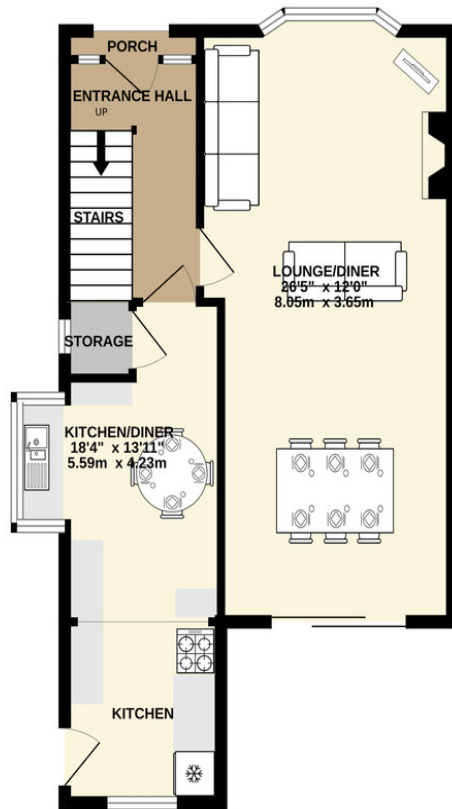
LAST SERVICE: 14/01/2025

SERVICES: MAINS

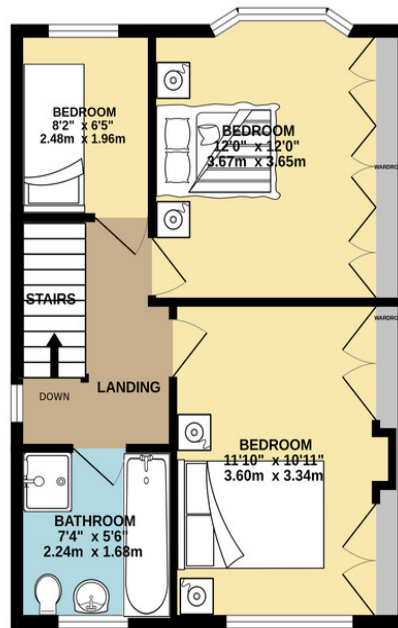
EPC: TBC



GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.4 sq.m.) approx.

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.

