

## Lyndale Avenue, Osbaldwick, York, YO10 3QB

- Semi-Detached Bungalow
- Generous Parking and Detached Garage
- South-Facing Private Rear Garden
- Council Tax Band C
- Partially Extended for Enhanced Living Space
- Exceptionally Well Maintained Throughout
- Sought-After Osbaldwick Location

Offers Over £300,000

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# Lyndale Avenue, Osbaldwick, York, YO10 3QB

## DESCRIPTION

This beautifully maintained and partially extended semi-detached bungalow is situated on the popular Lyndale Avenue in Osbaldwick. Offering generous accommodation and a south-facing rear garden, the property has been exceptionally well cared for over the years and presents as a warm, welcoming home throughout. A driveway and detached garage provide excellent parking, and the property benefits from gas central heating and UPVC double glazing.

The layout is practical and well balanced. A bright bay-fronted living room forms the main living space and features a gas fireplace, creating a comfortable and inviting focal point. The extended kitchen offers a good range of units and integrated appliances with direct access to the garden. An inner hall leads to a versatile conservatory/garden room with dual radiators, providing a pleasant year-round space for dining or relaxing.

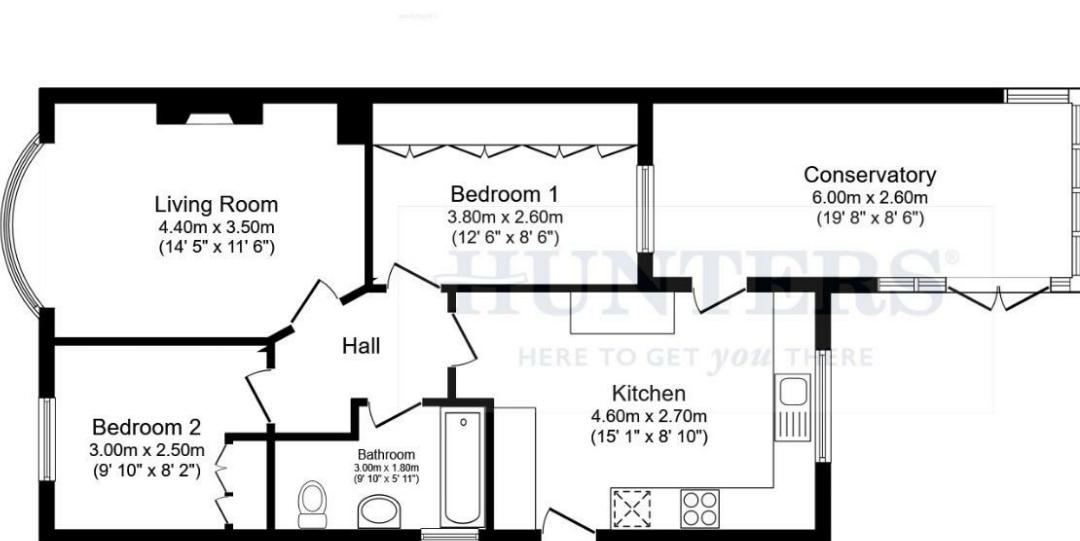
There are two generous double bedrooms, both with fitted wardrobes, along with a spacious bathroom complete with a three-piece suite and shower attachment. The standard of upkeep is evident throughout, making the property ready to move into and enjoy.

Externally, the home continues to impress. The front garden is neatly presented, with a driveway providing ample off-street parking and leading to a detached garage with power and lighting. The rear garden is enclosed, enjoys a south-facing aspect and includes a lawned area, paved seating space, outside tap and room for a shed.

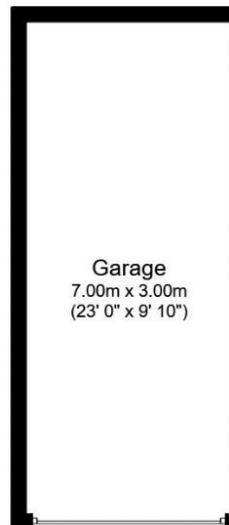
Osbaldwick remains a highly regarded location with excellent access to local amenities, schools, bus routes and the wider road network. With its well-kept accommodation, extended living space and attractive plot, this bungalow represents a superb opportunity in a sought-after area of York.







**Floor Plan**



**Garage**

Total floor area 97.3 sq.m. (1,047 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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