



## Moatfield, Osbaldwick, York Offers Over £300,000

A traditional bay-fronted semi-detached home offering a wonderful opportunity for a purchaser to mark their own stamp, being offered for sale with vacant possession and no forward chain.





Having been owned by our current vendor since the property was constructed, the home provides spacious accommodation over two floors with pleasant enclosed rear garden, off street parking and adjoining garage.



Benefitting from uPVC double glazing and gas fired central heating, the property is entered via an entrance porch which in turn leads into the reception hall with stairs leading to the first floor accommodation and doors leading into the kitchen and principal reception area.



Found to the front of the property is a light and spacious sitting room with natural light flooding through bay window and archway opening up into a dining room with further uPVC window overlooking the garden.

The kitchen comprises a range of wall and base fitted units to three sides with sink and views over the rear garden, along with an internal door leading into the adjoining garage.



To the first floor, a landing leads into three bedrooms and house bathroom and of particular note is bedrooms one and two, which enjoy a good range of fitted wardrobes.

The bathroom comprises a three piece suite, having panelled bath with mains shower over, low flush WC and pedestal hand wash basin, along with two uPVC double glazed windows and tiled walls.

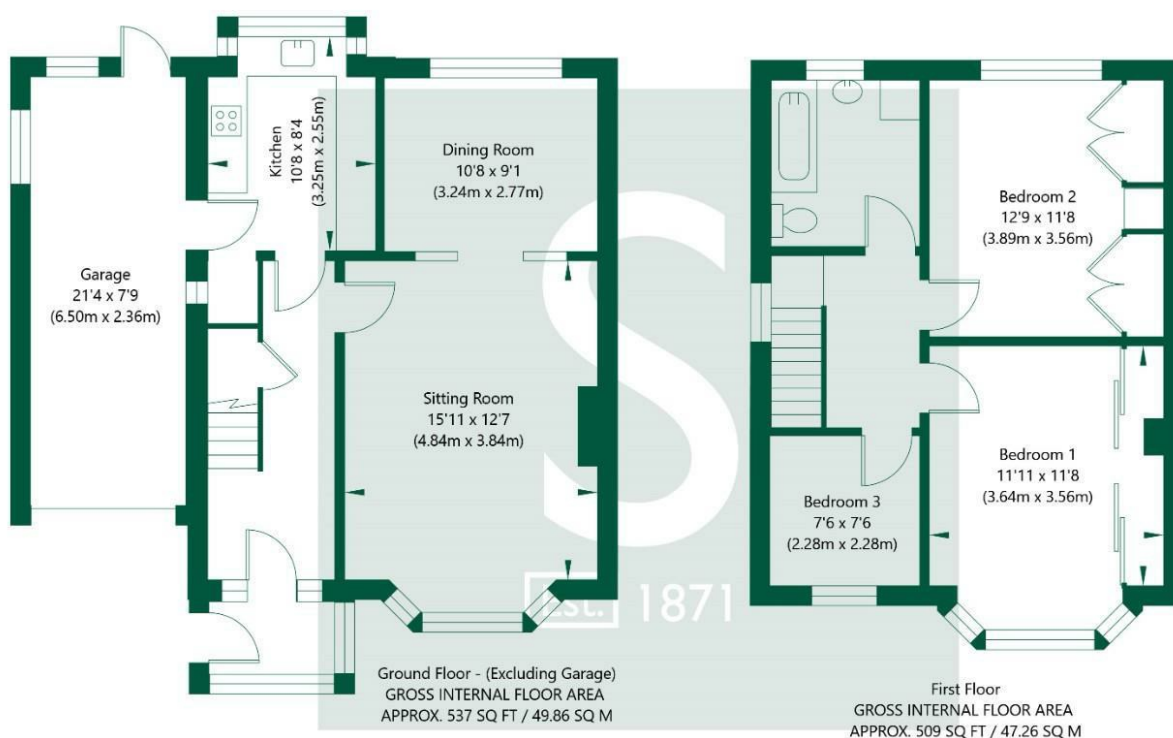


To the outside, the property is found at the head of this quiet cul-de-sac location and provides off street parking upon a driveway, which in turn leads to the garage, which benefits from having an 'up and over door', with workshop to the rear and door leading out to garden. In addition, the property's frontage enjoys mature and established planted flower beds and dwarf wall boundary.

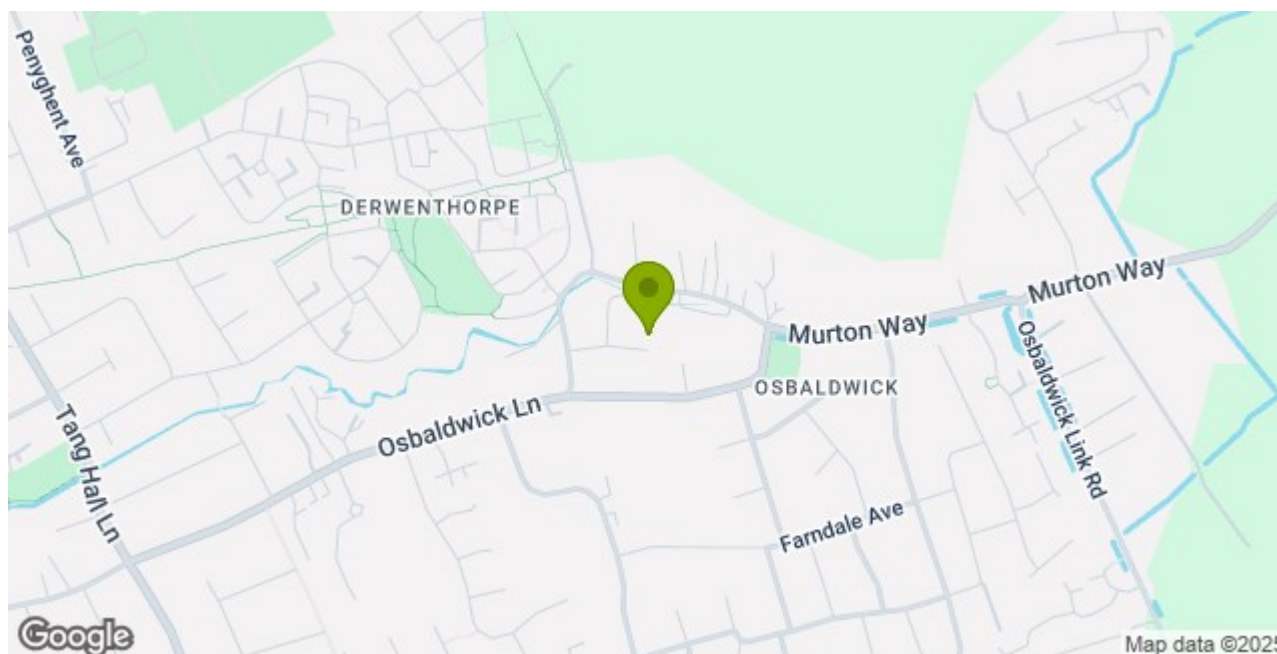
To the rear is a pleasant, non-overlooked rear garden, which is predominantly laid to lawn with surrounding mature shrubs and hedging and path leading to a timber shed and raised planted bed.

It is therefore as agents, we highly recommend an internal inspection to appreciate the potential on offer, which is available with no forward chain.

# Moatfield, Osbaldwick, York, YO10 3PT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1046 SQ FT / 97.12 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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