



## Shallowdale Grove, Osbaldwick, York Offers Over £300,000

A beautifully arranged and thoughtfully extended home, this charming property enjoys a desirable position to the east of York and offers an exceptional blend of style, light, and versatility.



From the moment you step inside, you are greeted by an immediate sense of space. The ground floor has been intelligently designed to maximise natural light, creating a smooth flow between rooms and a welcoming atmosphere throughout.



At the heart of the home lies the inviting sitting room, an elegant and well-proportioned space perfect for everyday living. This opens seamlessly into the extended dining room, where generous glazing floods the room with daylight, providing an ideal setting for family gatherings or relaxed entertaining. Just beyond, the contemporary kitchen offers a stylish range of units and ample work surfaces, thoughtfully arranged to ensure practicality and ease of movement between the dining area and central hallway.



The ground floor also hosts a flexible trio of bedrooms. Bedroom 1, set to the front and enhanced by a lovely bay window, is a spacious double that lends itself naturally to use as a principal bedroom. Bedrooms 2 and 3, positioned conveniently off the hallway, present excellent options for children, guests, or alternative uses such as a dedicated dressing room or cosy snug. All are served by the modern, improved shower room, fully tiled and centrally located for everyday convenience.



A notable feature of this property is the first-floor study, accessed via its own staircase and offering a tranquil and private retreat. With a Velux roof light to the front elevation, this room is ideal for home working, studio, or kids play room.



Externally, a substantial garage provides secure storage, workshop potential, or scope for future conversion (subject to the necessary permissions). The property also benefits from ample driveway parking and low-maintenance gardens to both the front and rear, ensuring practicality without compromising on outdoor enjoyment.

## Material Information

Tenure: Freehold

Services/Utilities: Gas central heating, Electricity, Water and Sewerage are understood to be connected

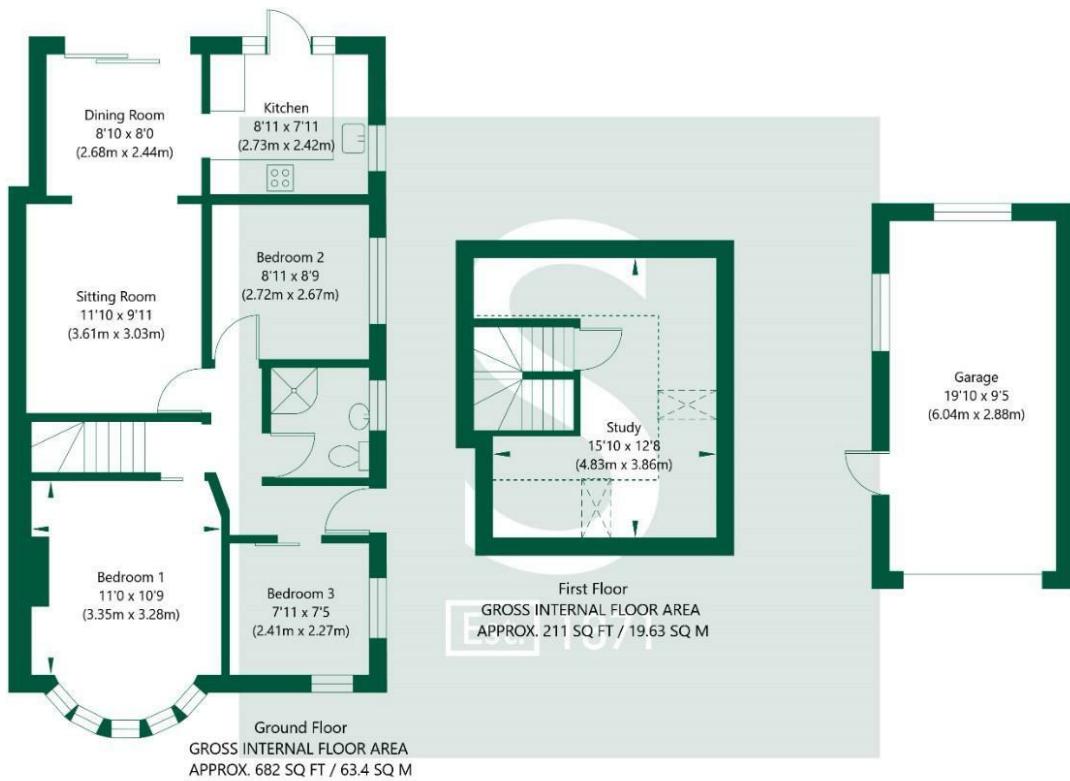
EPC Rating: 70 - C

Council Tax: C

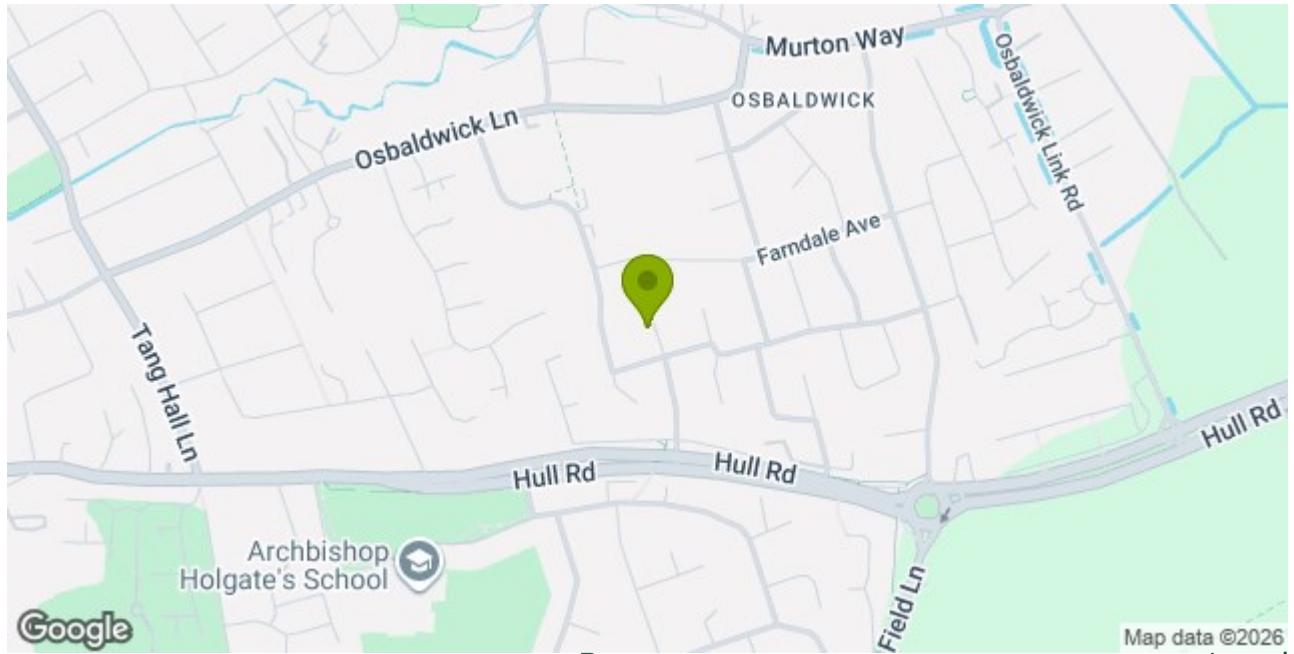
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 893 SQ FT / 83.03 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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