



Farndale Avenue, York YO10 3NY

Welcome to

Farndale Avenue, York

A Beautifully presented three bedroom home in the popular village of Osbaldwick! This property has been extended to the side which boasts of a fabulous kitchen/diner with utility room, downstairs W.C and two reception rooms.



Entrance Porch

Entrance porch for front access with two windows facing the front of the property, lino flooring and a radiator.

Entrance Hall

Doorway to the front access which is carpeted throughout and stairs leading to the first floor.

Cloak Room

Ground floor cloakroom with W.C, laminate flooring throughout, a window facing the rear of the property and a radiator.

Lounge

13' 8" x 11' 8" (4.17m x 3.56m)

Bright and light lounge with bay window to the front, carpet throughout, TV point and a radiator.

Kitchen/ Diner

18' 7" x 16' 1" (5.66m x 4.90m)

Open plan Kitchen/Diner with the WOW factor, the kitchen comprises of a kitchen island with built in power sockets, integrated dishwasher and fridge/freezer, granite work tops, induction hob and cooker hood. The kitchen/Diner also comprises of a hot water tap, two electric ovens, space for a dining table, a door to the rear and window overlooking the garden, storage cupboard and vinyl flooring throughout.

Utility Room

11' 11" x 8' 1" (3.63m x 2.46m)

Utility room with vinyl flooring throughout, a door and window to the rear, granite work tops, sink, space for fridge/freezer and a door to internal access to garage.

Landing

Stairs to first floor are carpeted throughout, a window to the side and the loft access on the landing.

Bedroom One

14' 3" x 10' (4.34m x 3.05m)

Double carpeted bedroom with a lovely bay window to the front of the property, built in wardrobes and a radiator.

Bedroom Two

12' 10" x 11' 8" (3.91m x 3.56m)

Double carpeted bedroom with a window overlooking the rear of the property and built in wardrobes.

Bedroom Three

8' 5" x 7' 10" (2.57m x 2.39m)

Single carpeted bedroom with built in storage and a window facing the front of the property.

Shower Room

Shower room suite with tiled walls, lino flooring, a walk-in shower cubical, W.C, wash hand basin, extractor fan, towel heater, spotlights and built in storage.

Garage

15' 2" x 12' 9" (4.62m x 3.89m)

Great size garage with electric door, a separate door to front and internal access to the utility room. There is a window to the side and this is where the combi boiler is stored.

Outbuilding/Sun Room

11' x 9' 5" (3.35m x 2.87m)

Outbuilding with good storage space, this space comprises of wall/base units, power and lights, door onto the garden and built in shelving. Currently being used as a Sun room/Office

Front Exterior

The front of the property is a large block paved driveway able to fit multiple vehicles.

Rear Garden

Landscaped rear garden that gets plenty of sun, it is lawned but has a block paved patio area. There is fencing surrounding the garden and an outside tap.

Garden Room

9' 4" x 8' (2.84m x 2.44m)

Lovely garden room with french doors onto the patio, laminate flooring throughout, a window to the front, TV point and an electric radiator. The garden room is accessed at the rear of the garden.



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Welcome to

Farndale Avenue, York

- THREE BED EXTENDED HOME
- BEAUTIFUL KITCHEN/DINER
- TWO RECEPTION ROOMS
- OUTBUILDING FOR STORAGE
- UTILITY ROOM

Tenure: Freehold EPC Rating: C

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR109106 - 0002

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