



**Osaldwick Lane, YORK YO10 3BB**



**welcome to**

**Osbaldwick Lane, YORK**

Nestled in a sought-after area of York, this charming three-bedroom, semi-detached home offers the perfect blend of character and potential. Boasting traditional features, spacious interiors, and a warm, inviting atmosphere, this property presents an exciting opportunity.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Hall

Through from the entry porch, the entrance hall has carpeted floors and a radiator.

### Lounge

14' 4" into bay x 11' 3" minus incursion ( 4.37m into bay x 3.43m minus incursion )

A bay fronted lounge with carpeted floors, a gas fireplace, a tv point and a radiator.

### Dining Room

10' 9" x 12' 4" ( 3.28m x 3.76m )

The dining room has carpeted floors, two radiators and patio doors into the conservatory.

### Kitchen

15' 3" x 8' 7" plus recess ( 4.65m x 2.62m plus recess )

A spacious fitted kitchen with a range of wall/base units, a breakfast bar, plumbing for a washing machine, space for a cooker, space for a fridge/freezer, laminate flooring, a door to the rear, a door to the garage, two windows to the rear of the home and a pantry which holds the boiler.

### Conservatory

9' 10" x 6' 1" ( 3.00m x 1.85m )

The conservatory has tiled floors and French doors to the rear.

### Landing

A carpeted landing with a window to the side and the loft access,

### Bedroom One

11' 1" + bay x 9' 5" to front of units ( 3.38m + bay x 2.87m to front of units )

The first double bedroom has carpeted floors, a bay window to the front of the home, fitted wardrobes, a ceiling fan and a radiator.

### Bedroom Two

12' 5" x 10' 9" max ( 3.78m x 3.28m max )

The second double bedroom has carpeted floors, a window to the rear, a radiator and two built in wardrobes

### Bedroom Three

6' 11" x 8' 7" ( 2.11m x 2.62m )

The third bedroom has carpeted floors, a radiator and a window to the rear of the home.

### Shower Room

The house bathroom has laminate flooring, a shower cubicle, a w.c, a wash hand basin, an extractor fan, a radiator and a window to the front of the home.

### Exterior

The front of the home has a paved and gravel driveway which leads to the integral garage. There is also wall to the front of the home and flower beds with mature shrubs in. Around to the rear there is a well established, south facing garden with raised flower beds, a green house, a Magnolia tree and multiple Rose bushes.



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.foolagent.com](http://www.foolagent.com)



**view this property online** [williamhbrown.co.uk/Property/YOR109347](http://williamhbrown.co.uk/Property/YOR109347)



welcome to

## Osbalwick Lane, YORK

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A FANTASTIC THREE BEDROOM TRADITIONAL HOME
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YOR109347](http://williamhbrown.co.uk/Property/YOR109347)



Property Ref:  
YOR109347 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01904 621138**



[York@williamhbrown.co.uk](mailto:York@williamhbrown.co.uk)



48 Goodramgate, YORK, North Yorkshire, YO1 7LF



[williamhbrown.co.uk](http://williamhbrown.co.uk)