



Osbaldwick Lane, YORK YO10 3BB

welcome to

Osballdwick 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

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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.focalagent.com



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Osboldwick 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

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YOR109347 - 0005

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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



48 Goodramgate, YORK, North Yorkshire, YO1 7LF



williamhbrown.co.uk