



10 Wydale Road  
York, YO10 3PG  
Guide Price £525,000

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**NO ONWARD CHAIN!** A quality 4 bed detached house located in the sought after village of Osbaldwick within York's outer ring road and convenient for the city centre and A64. Updated and extended to an exceptionally high standard throughout, the property offers bright and spacious rooms as well as a glorious landscaped south westerly facing rear garden. The internal accommodation fully comprises, entrance hallway, lounge with feature fireplace, 16 ft dining room, kitchen, utility, wc/cloaks, good sized conservatory with double doors onto garden. First floor landing, Master bedroom with en-suite shower room, 3 further bedrooms (2 doubles and 1 generous single), 4 piece house bathroom suite. To the outside is a front paved driveway for at least 4 vehicles and the potential for electric car charging, integral bike store, side access to landscaped rear garden with brick built garden room, patio and decking areas and flower borders. An internal viewing is highly recommended.

### Entrance Hallway

Composite entrance door, single panelled radiator, solid oak flooring, multiple power points and telephone point

### Lounge

White uPVC windows facing the front garden, two double panelled designer radiators, a high efficiency balanced flue remote controlled 'Gazco' gas fire, recessed LED lights, TV and power points, carpets to floor leading through double doors to dining area

### Dining Room

Good sized room able to accommodate a 10 seater table comfortably, solid oak flooring, understairs cupboard, double panelled radiator, ample power points, double folding doors leading to the conservatory, uPVC french doors leading onto decking to the rear garden

### Conservatory

uPVC glazing, french doors onto decking area, high efficiency 'faber' fire, double panelled radiator, oak flooring, power points

### Kitchen

uPVC windows facing the rear garden, gloss white wall and floor cabinets complimented with black granite worktops, 1.5 bowl SCHOC black sink, built in NEFF double oven, NEFF 5 burner gas hob c/w WOK burner, extractor fan, built in microwave, chrome towel radiator, LVT flooring, lighting rail c/w spot lights, ample power points, door leading to utility area





### **Utility Room**

White gloss wall units c/w worktop, tall unit, plumbing for washing machine, ample power points

### **WC/Cloaks**

Low level wc,, corner sink unit, w/c vanity wall cabinet, chrome radiator, vinyl flooring

### **First Floor Landing**

Single panelled radiator, carpeted floors and stairs, loft hatch, power point

### **Master Bedroom**

King sized bedroom, uPVC window facing front, single panelled radiator, wall mounted TV socket, ample power points, LED downlights, carpeted floor, over stairs linen cupboard

### **En-Suite**

Opaque uPVC window facing front, walk in shower c/w Aqua Lisa Quartz shower, extractor fan, chrome towel radiator, cushioned LVT, low level WC, curved corner unit c/w 'Grohe' taps and white glass sink, LED recessed lights

### **Bedroom 2**

King sized bedroom, uPVC windows facing rear garden, carpeted floor, wall mounted TV socket, single panelled radiator

### **Bedroom 3**

uPVC window facing front, single panelled radiator, built in tall dress cupboard, loft hatch, power points, carpeted floor

### **Bedroom 4**

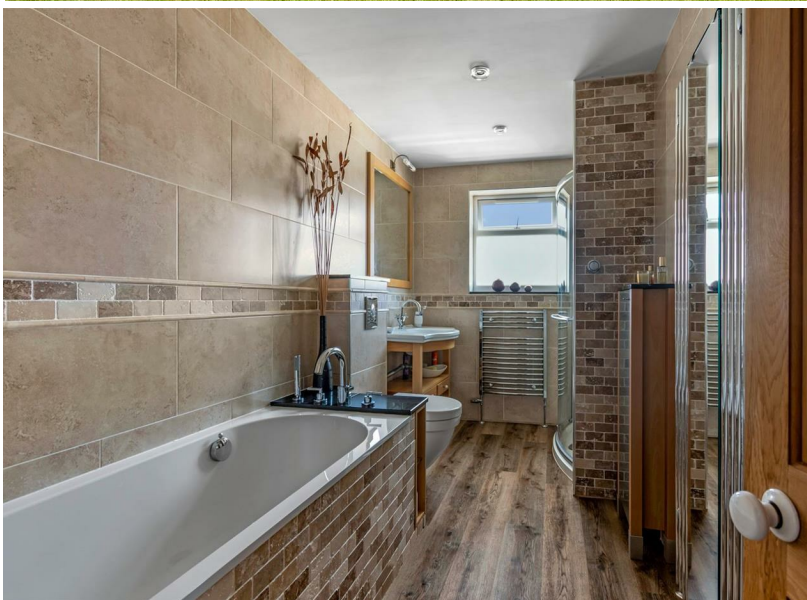
uPVC window facing rear garden, single panelled radiator, carpeted floor, power points

### **Bathroom**

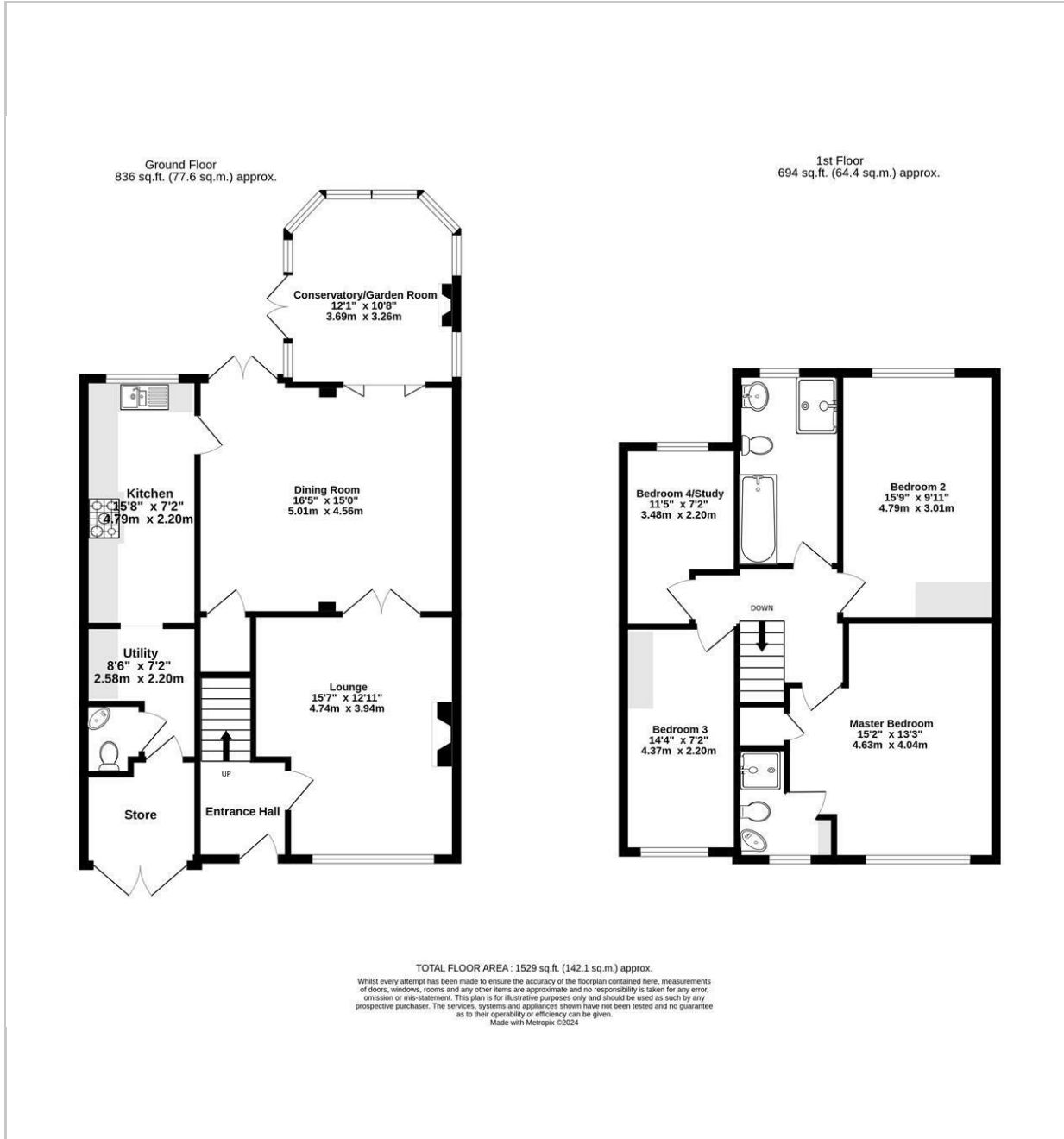
Good sized bathroom which benefits from a walk in shower cubicle featuring an 'Aqua Lisa' Quartz remote controlled shower, bath and wall mounted WC by Vileroy & Boch, basin and vanity units, opaque uPVC window facing to the rear, chrome towel rail and tall chrome designer radiator with mirror

### **Outside**

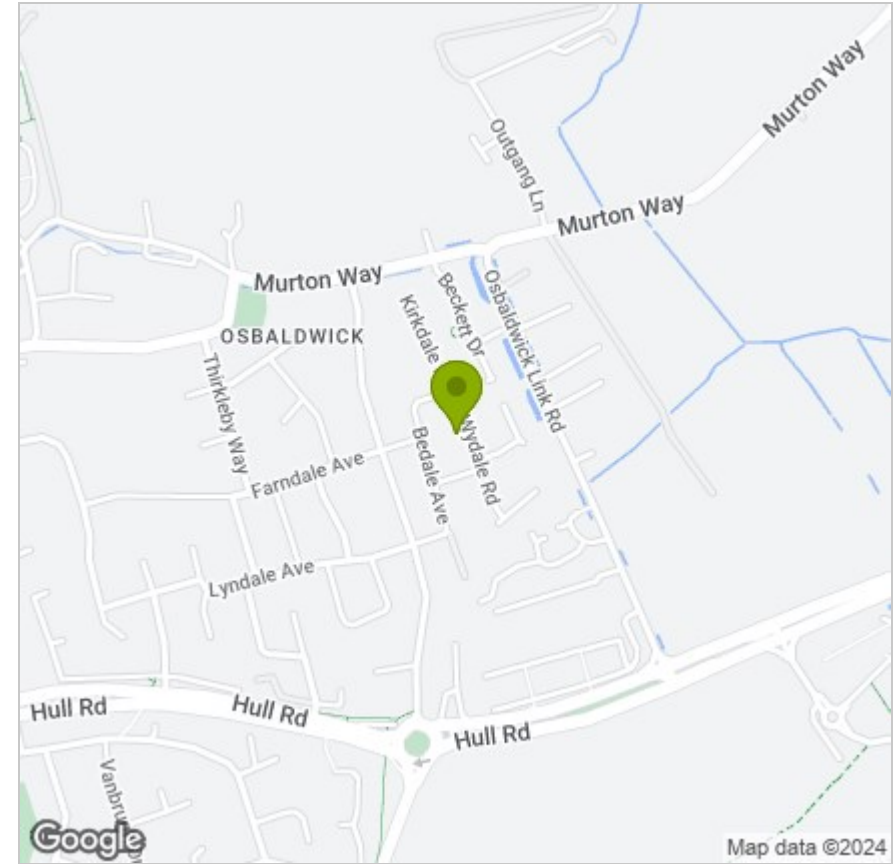
Paved driveway for at least 4 vehicles and potential for electric car charging, side access to rear south westerly facing landscaped garden with decking and patio areas, lawn, brick boundary wall, brick garden store



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	<b>83</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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