

A FABULOUS LARGE FAMILY HOME SET IN THIS SOUGHT AFTER LOCATION CLOSE TO LOCAL AMENITIES, YORK UNIVERSITY AND EASY ACCESS INTO THE CITY CENTRE. The property has been extended to provide extremely spacious living accommodation comprising entrance hall, sitting room with bay window, superb large open plan living/dining room opening to a fitted kitchen, 2 ground floor bedrooms and bathroom/w.c, first floor landing, 2 further double bedrooms and shower room/w.c. Ample car parking to the front. Rear garden with home office. An internal viewing is recommended.

Hall

Sitting Room

Open Plan Living/Dining Room

Kitchen

Bedroom

Bedroom

Bathroom

First Floor Landing

Bedroom

Bedroom

Shower Room

Rear Garden

Home Office



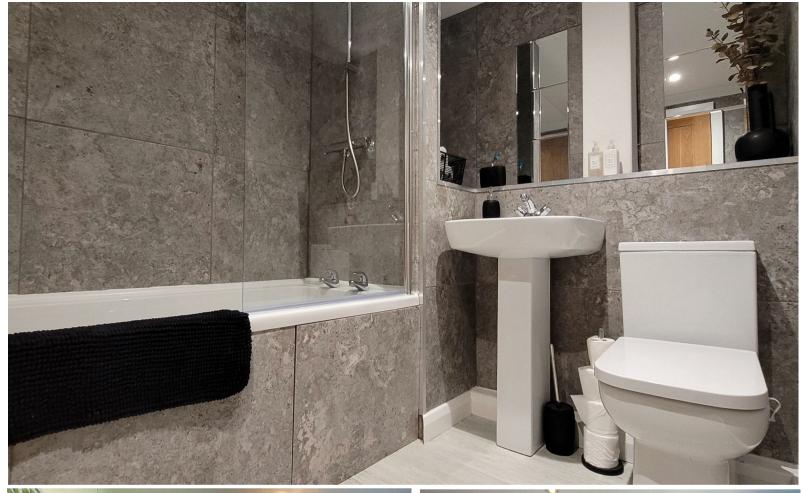
















FLOOR PLAN LOCATION Murton Way Murton Way Osbaldwick Ln Ground Floor 1076 sq.ft. (100.0 sq.m.) approx. 1st Floor 396 sq.ft. (36.8 sq.m.) approx. OSBALDWICK Wydale Rd Home Office Lyndale Ave iving/Dining Roc 19'0" x 15'2" 5.79m x 4.62m Hull Rd Hull Rd Hull Rd Archbishop Holgate's School Coogle Map data @2024 **Energy Efficiency Rating** Very energy efficient - lower running costs **EPC** (92 plus) A TOTAL FLOOR AREA: 1472 sq.ft. (136.8 sq.m.) approx. hilbst every altering has been made to ensure the accuracy of the Booptain contained here, measurement doors, windows, rooms and any other learns are approximate and no responsibility is taken for any error, on the properties of the properties (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.