





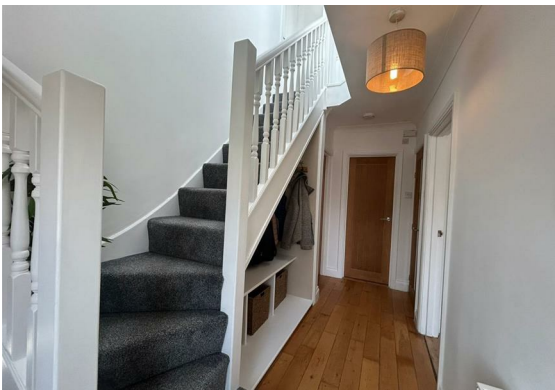


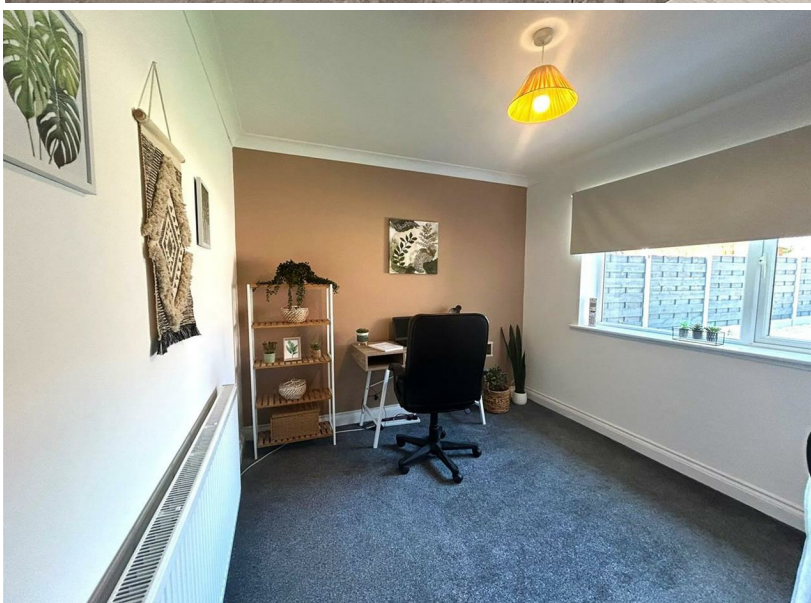
6 Highfield Osbaldwick
York, YO10 3NZ
Guide Price £440,000

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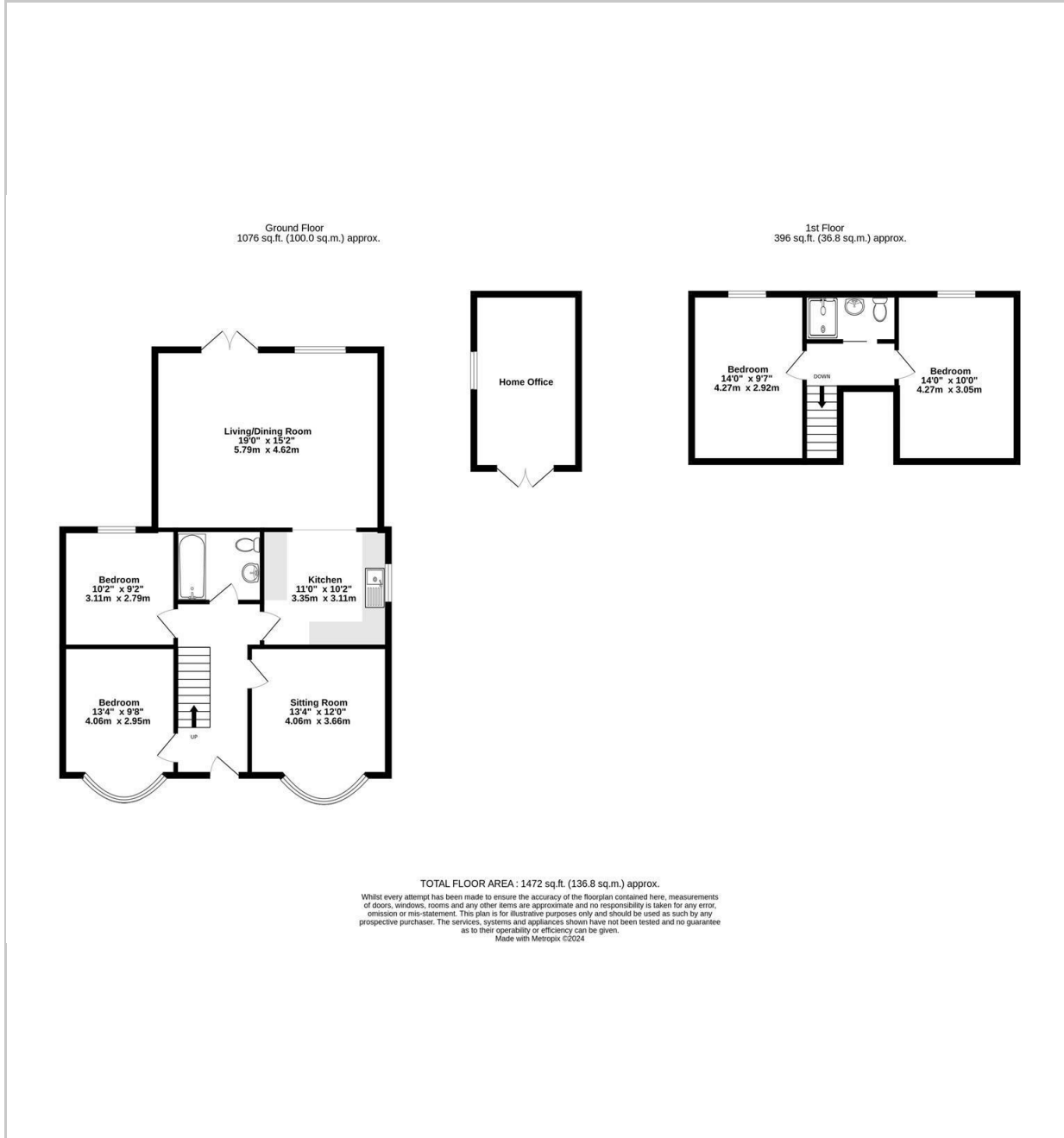
A FABULOUS LARGE FAMILY HOME SET IN THIS SOUGHT AFTER LOCATION CLOSE TO LOCAL AMENITIES, YORK UNIVERSITY AND EASY ACCESS INTO THE CITY CENTRE. The property has been extended to provide extremely spacious living accommodation comprising entrance hall, sitting room with bay window, superb large open plan 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

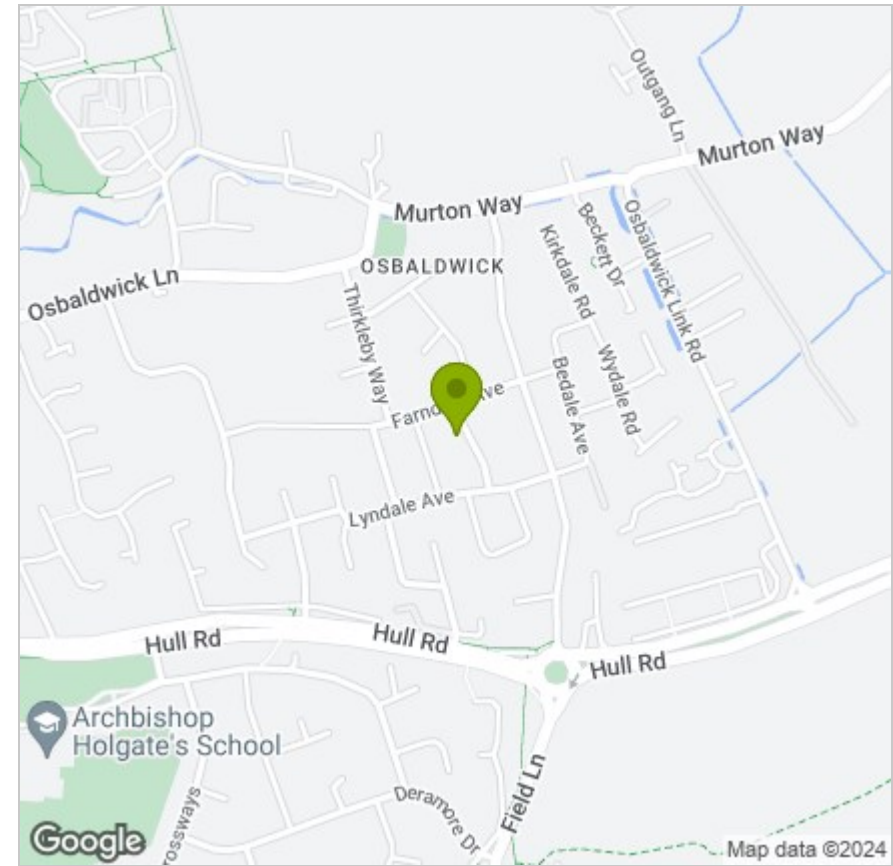




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.