

NO ONWARD CHAIN! A RARE OPPORTUNITY TO PURCHASE THIS DOUBLE FRONTED PERIOD SEMI DETACHED COTTAGE WITH DRIVEWAY. GARAGE AND PRIVATE REAR GARDEN. Set in the centre of this highly sought after village over looking the church and village green, convenient for local amenities, York university and with easy access into the city centre. The property has the benefit of gas central heating and double glazing and comprises lounge, sitting room with French doors to garden, dining room, fitted kitchen, landing, 3 good sized bedrooms and a bathroom. To the outside is a driveway leading to a detached brick garage whilst to the rear is a private lawned rear garden. An internal viewing is highly recommended.

Lounge

13'3 x 12'0 (4.04m x 3.66m)

Sitting Room

14'3 x 11'0 (4.34m x 3.35m)

Dining Room

13'7 x 9'7 (4.14m x 2.92m)

Kitchen

13'3 x 7'2 (4.04m x 2.18m)

First Floor Landing

Bedroom

14'6 x 11'4 (4.42m x 3.45m)

Bedroom

110' x 10'0 (33.53m x 3.05m)

Bedroom

10'0 x 9'4 (3.05m x 2.84m)

Bathroom

11'0 x 7'2 (3.35m x 2.18m)

Rear Garden

Garage

20'6 x 9'6 (6.25m x 2.90m)



















FLOOR PLAN LOCATION Meadlands DERWENTHORPE Ground Floor 761 sq.ft. (70.7 sq.m.) approx. 1st Floor 562 sq.ft. (52.2 sq.m.) approx. Murton Way Osbaldwick Link Rd Murton Way OSBALDWICK Osbaldwick Ln Bedroom 14'6" x 11'4" 4.41m x 3.46m Sitting Room 14'3" x 11'0" 4.34m x 3.35m Famdale Ave Coople Hull Rd Hull Rd Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs TOTAL FLOOR AREA: 1323 sq.ft. (122.9 sq.m.) approx. **EPC** Itempt has been made to ensure the accuracy of the floorping normanied here, measurement lows, fooms and any other terms are approximate and no responsibility is taken for any error, containing the second of the critical containing the second of the second of the second of the act to their operability or efficiency can be given. Made with Metoproc 60024 (92 plus) A 79 (69-80) D (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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