



4 New Walk Orchard St. Oswalds Road
York, YO10 4PF
£195,000



CHURCHILLS ARE DELIGHTED TO PRESENT TO THE MARKET THIS TWO BEDROOM, FULLY RESIDENTIAL, PREMIUM, DETACHED PARK HOME. Well fitted with high specification fittings throughout and located in this very popular residential area with beautiful riverside walks into York City Centre and convenient for many local amenities including shops, buses and York Railway Station. The bright and airy living accommodation benefits from double glazing throughout, gas central heating and comprises entrance hall, well equipped kitchen diner fitted with an excellent range of high quality units, integrated appliances and vaulted ceiling, lounge with two sets of French doors, master bedroom with en-suite shower room, second double bedroom and further WC/dressing room. Outside is a side drive providing off street parking and lawned garden area.

Entrance Hall

Radiator, walk in cupboard, loft access.

Lounge

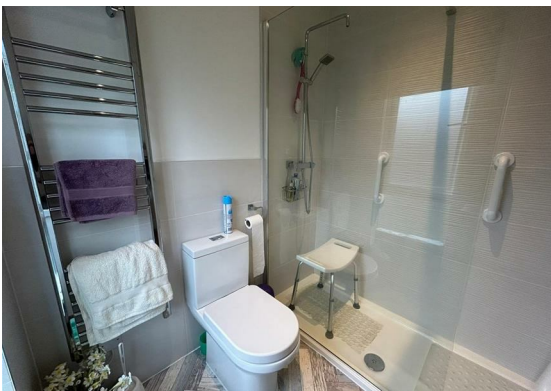
Two UPVC double glazed French doors onto outside, 4 UPVC double glazed windows to aspects, double panelled radiator, TV/satellite point, power points. Carpet.

Dining Area

Two UPVC double glazed windows, double panelled radiator, recessed spotlights, power points. Carpet.

Kitchen Area

Fitted kitchen with a range of wall & base units incorporating roll top work surfaces, kitchen island, full range of quality fitted integrated appliances including dishwasher and fridge/freezer, double oven and gas hob, wine rack, UPVC double glazed window to side, double glazed door to side, double panelled radiator, tiled splashback, power points, Velux window to ceiling. Vinyl flooring.





Bedroom 1

Two UPVC double glazed windows to side, built in wardrobe, double panelled radiator, TV point, power points. Carpet.

En-Suite

UPVC double glazed window to side, walk in corner shower unit, vanity unit housing wash hand basin, low level WC, chrome towel rail/radiator, part tiled walls, recessed spotlights, extractor fan, shaver point. Tiled flooring.

Bedroom 2

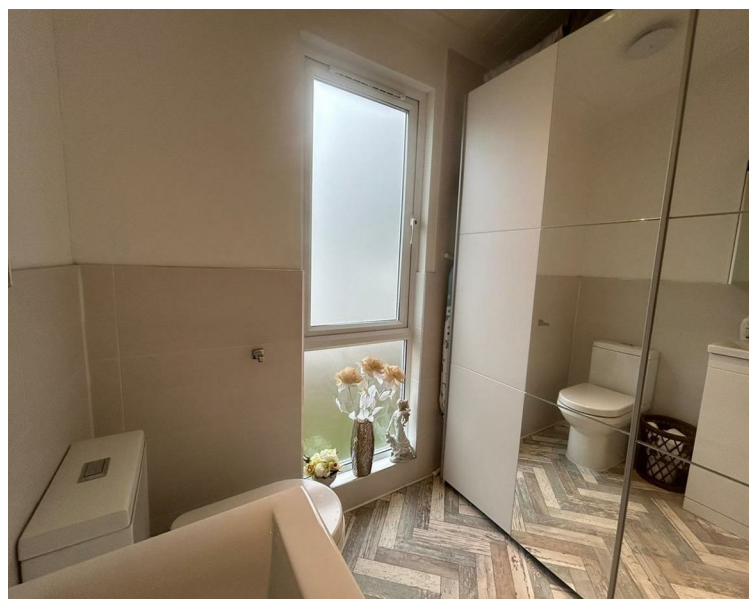
UPVC double glazed window to side, double panelled radiator, TV point, power points, built in wardrobe & drawers. Carpet.

Dressing Room/WC

UPVC opaque double glazed window to side, low level WC, vanity unit housing wash hand basin, built in storage cupboard. Vinyl floor.

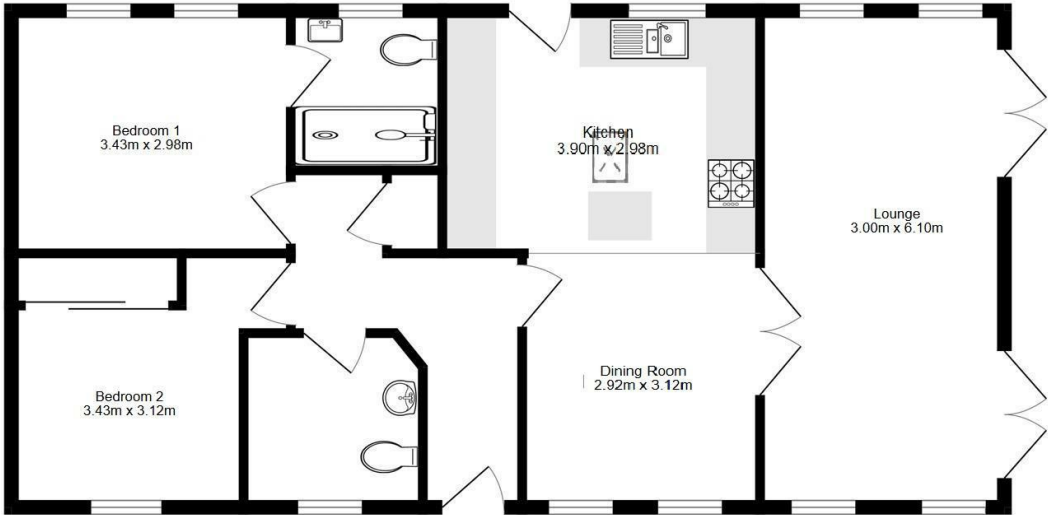
Outside

Paved driveway, lawned areas all set within beautiful surroundings.



FLOOR PLAN

800 sq.ft. (74.4 sq.m.) approx.

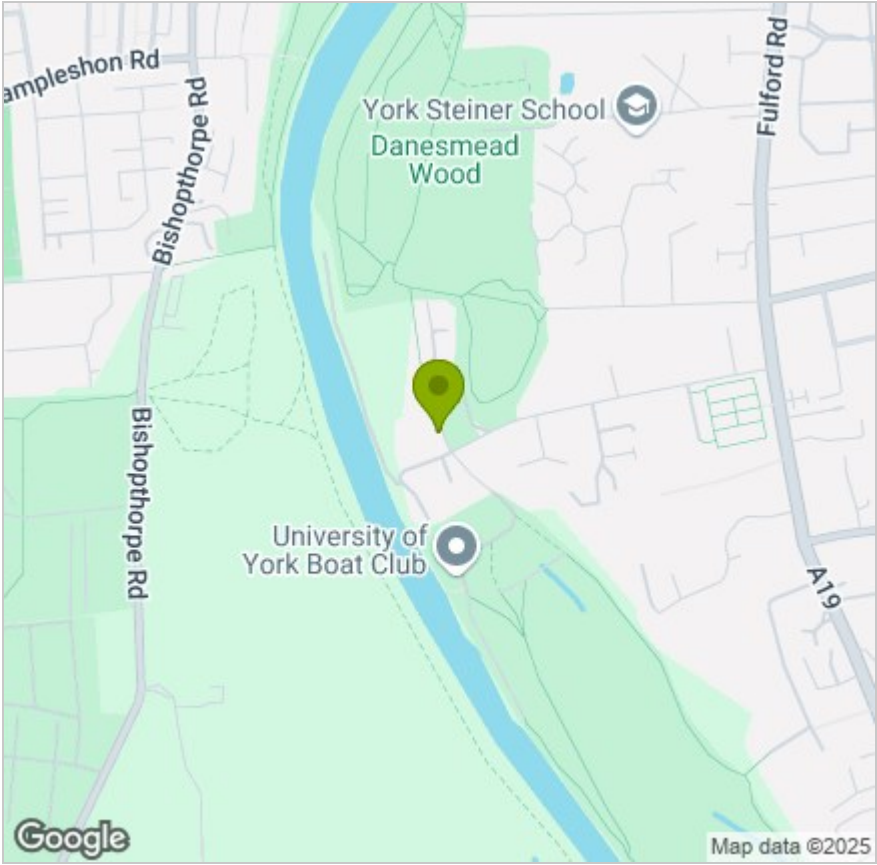


TOTAL FLOOR AREA : 800 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCATION



EPC

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