

NO ONWARD CHAIN - GOOD SIZE REAR GARDEN - READY TO MOVE IN. An impressive two double bedroom semi detached house, with separate study area located on this guiet street within the sought after village of Osbaldwick within York's outer ring road and convenient for the city centre, A64 and York university. Benefitting from uPVC double glazing, gas central heating as well as internal Oak doors. The bright and airy living accommodation comprises entrance hallway, lounge with bay window, dining room, kitchen, conservatory, first floor landing with study area, two double bedrooms and a recently upgraded three piece shower room. To the outside is a front lawned garden with concrete driveway providing ample off street parking and the potential for electric car charging leading to a detached single garage whilst to the rear is a good size lawned garden with mature trees and borders, patio area and timber fence boundary. An accompanied viewing is strongly recommended.

Entrance Hallway

Entrance door, uPVC window to side, carpeted stairs to first floor. Oak door to:

Lounge

uPVC bay window to front, electric fire with surround, double panelled radiator, TV point, power points. Carpet.

Kitchen

uPVC window to rear, door to side, fitted wall and base units with counter tops, stainless steel sink and draining board with mixer tap, electric oven and hob, space for appliances, pantry, power points. Laminate flooring.

Dining Room

Double glazed sliding doors to conservatory, double panelled radiator, power points. Carpet.



















Conservatory

Double glazed windows and door to garden. Laminate flooring.

First Floor Landing/Study Area

uPVC windows to front and side, double panelled radiator, power points. Carpet. Oak doors to;

Bedroom 1

uPVC double glazed bay window to front, fitted wardrobes, double panelled radiator, power points. Carpet.

Bedroom 2

uPVC double glazed window to rear, double panelled radiator, power points. Carpet.

Shower Room

Opaque uPVC double glazed window to rear, large walk-in shower enclosure, wash hand basin, low level WC, cupboard housing gas combination boiler, extractor fan. Laminate flooring.

Outside

Front lawned garden with timber fence boundary and driveway. Rear lawned garden with patio area, mature trees and borders, timber fence boundary.

Garage

Window to side, up and over door, power and lighting.

FLOOR PLAN LOCATION Ground Floor 435 sq.ft. (40.5 sq.m.) approx. 1st Floor 369 sq.ft. (34.3 sq.m.) approx. Murton Way Murton Way Conservatory 8'9" x 8'4" 2.67m x 2.53m Osbaldwick Ln Famdale Ave Dining Room 8'1" x 7'10" Kitchen 8'8" x 8'1" 2.46m x 2.38m Bedroom 2 10'9" x 9'10" 3.28m x 2.99m Hull Rd Hull Rd Lounge 15'0" x 13'2" 4.56m x 4.02m Coople Map data @2025 **Energy Efficiency Rating** Bedroom 1 Study 10'9" x 6'3" 12'3" x 10'2" 3.75m x 3.11m Current Potential 3.28m x 1.91m Very energy efficient - lower running costs **EPC** (92 plus) A 83 69 (69-80) (55-68) TOTAL FLOOR AREA: 805 sq.ft. (74.7 sq.m.) approx. Whist every attempt has been made to ensure the accuracy of the floorpian combined here, measurement, of closes, windows, rooms and lary winter terms are approximate and on expossibility to start for the say enter, of closes, windows, rooms and lary winter terms are approximate and on expossibility to start for the say enter, or closes, windows, rooms and approximate and pulliprices shown have not been tested and no guarantee as to their operability or efficiency can be given. As to their operability or efficiency can be given. (39-54) (21-38) G

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.

Not energy efficient - higher running costs

England & Wales

EU Directive

2002/91/EC