



6 Brooklands  
York, YO10 3NU  
Guide Price £315,000





**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 quiet 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

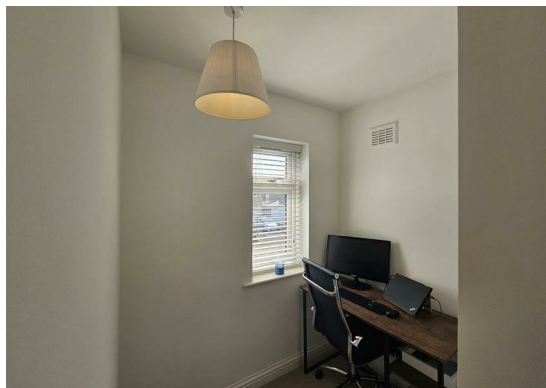
uPVC bay window to front, electric fire with surround, double panelled radiator, TV point, power points. Carpet.

### 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.

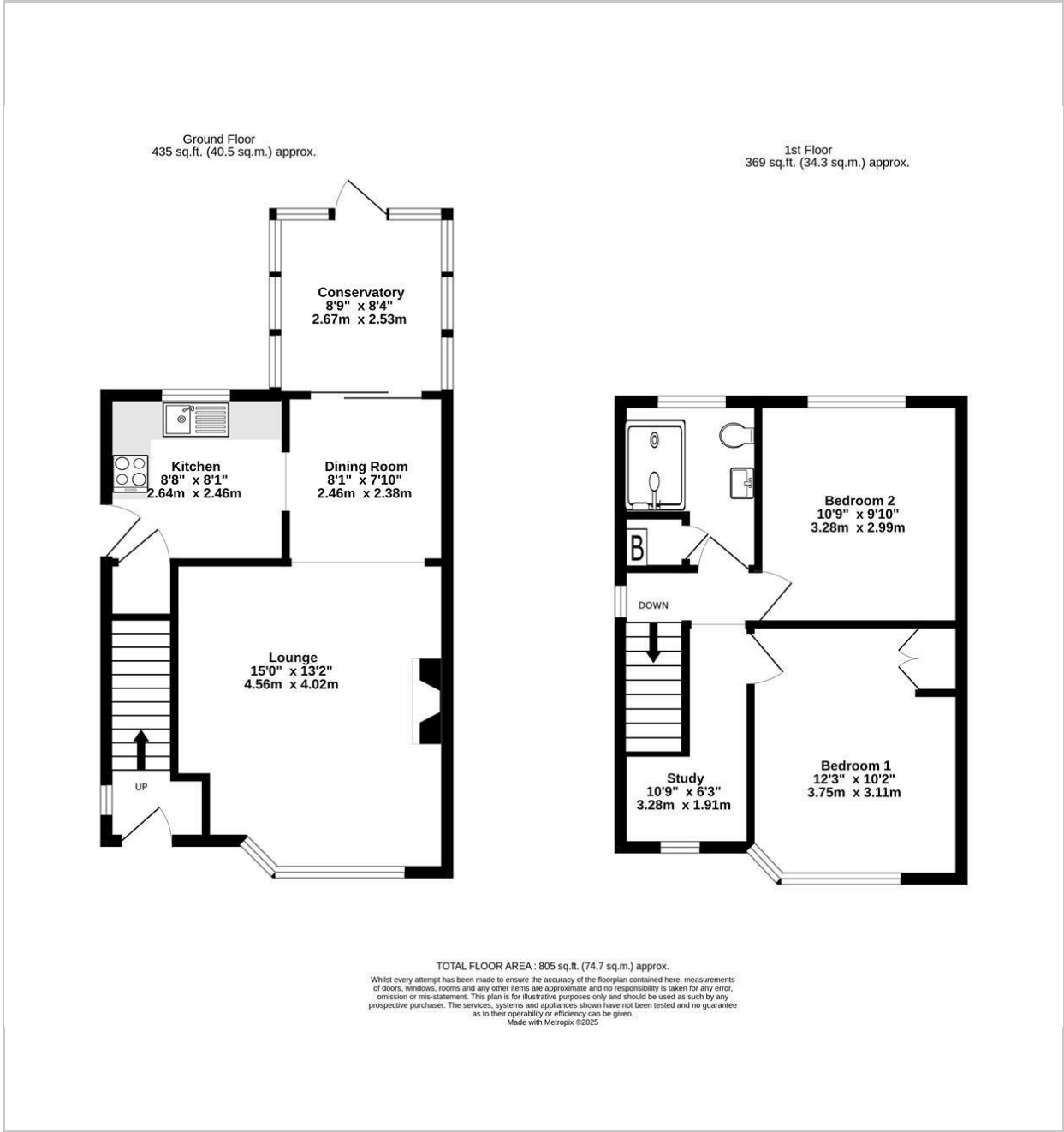
### **Garage**

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





FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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