

A STUNNING 3 BEDROOM TRADITIONAL STYLE SEMI-DETACHED HOUSE SET ON A GOOD SIZED PLOT WITHIN THIS SOUGHT AFTER LOCATION CONVENIENT FOR LOCAL AMENITIES, YORK UNIVERSITY AND WITH EASY ACCESS IN TO THE CITY CENTRE. The property has been upgraded and maintained to a high standard by the present owners to include gas central heating and uPVC double glazing and comprises entrance hall, lounge with bay window, superb open plan dining kitchen with quality modern fitted units and integrated appliances, landing, 3 bedrooms, bathroom with modern suite and walk in shower. Front garden with driveway and ample car parking. Detached garage. Good sized lawned rear garden. An internal viewing is highly recommended.

Hallway

Lounge

12'11" x 11'8" (3.94m x 3.58m)

Kitchen/Dining Room

19'1" x 13'8" (5.82m x 4.19m)

Bedroom 1

13'8" x 10'9" (4.19m x 3.28m)

Bedroom 2

12'9" x 11'10" (3.89m x 3.61m)

Bedroom 3

8'9" x 8'0" (2.67m x 2.44m)

Bathroom

8'5" x 6'5" (2.57m x 1.98m)



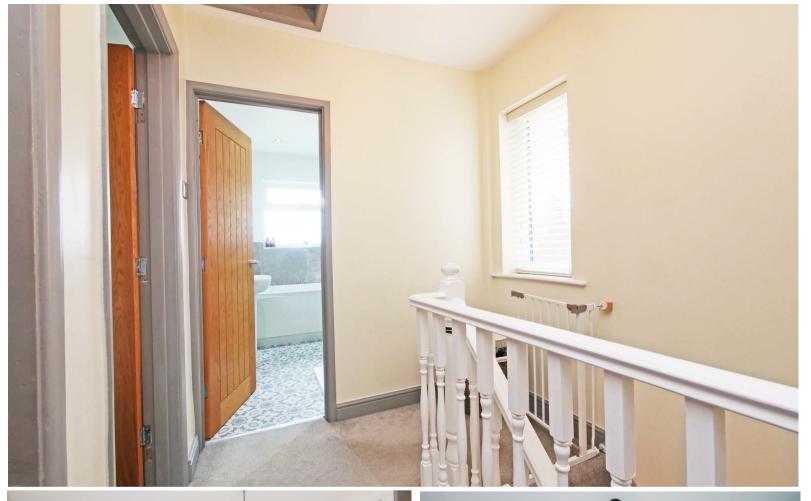
















FLOOR PLAN LOCATION Murton Way Ground Floor 473 sq.ft. (43.9 sq.m.) approx. 1st Floor 457 sq.ft. (42.5 sq.m.) approx. Osbaldwick Link Pd Murton Way Osbaldwick Ln OSBALDWICK Farndale Ave Bedroom 8'9" x 8'0" 2.67m x 2.44m Bedroom 13'9" x 10'9" 4.19m x 3.28m Lounge 12'11" x 11'9" 3 94m x 3 58m Hull Rd Hull Rd Bedroom 12'9" x 11'10" 3.89m x 3.61m Coople Map data @2025 **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs **EPC** (92 plus) A 82 TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx. 69 (69-80) 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 guaranter. (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 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 firms employment has the authority to make or give any representation or warranty in respect of the property.