

DOUBLE FRONTED FOUR BEDROOM DETACHED HOUSE ON AN EXCELLENT PLOT, CONVENIENT FOR YORK CITY CENTRE AND THE A64. We as Agents are delighted to offer for sale this substantial property located on Murton Way, Osbaldwick convenient for nearby amenities, bus links and within catchment for popular schools. The well cared for living accommodation offers bright and spacious rooms as well as the potential to extend or adapt further. Internally it comprises entrance hall and sitting room, sitting room with open fire, separate lounge, kitchen, utility room, cloaks/WC, internal hallway, 17' garden room, first floor landing, 4 double bedrooms and a house bathroom. To the outside is a front garden and driveway providing ample off street parking, double wooden gates to rear courtyard and patio, plus workshop, rear lawned garden with mature trees and borders as well as additional storage sheds. An accompanied viewing of this impressive home is highly recommended.

Entrance Hallway/Sitting Room

uPVC window to front, open fire with brick built hearth, two single panelled radiators, power points. Carpet.

Inner Hall

uPVC window to side, under stairs storage, double panelled radiator, power points. Carpet.

Lounge

uPVC window to front, gas fire with surround, single panelled radiator, power points. Carpet.

Garden Room

uPVC glazing to side and rear, entrance door, double panelled radiator, power points. Tiled flooring.

Kitchen

uPVC window to side, uPVC entrance door, fitted wall and base units comprising counter tops, one and a half sink and drainer with mixer tap, electric oven and hob, integrated dishwasher, power points. Tiled flooring.



















Utility Room

uPVC windows to side and rear, wall and base units comprising counter tops, stainless steel sink and drainer with mixer tap, space and plumbing for appliances, double panelled radiator, power points. Tiled flooring.

Cloaks/WC

Low level WC, was hand basin. Tiled flooring.

First Floor Landing

uPVC window to side, loft access. Carpet. Doors to:

Bedroom 1

Two uPVC windows to front, fitted wardrobes, double panelled radiator, power points. Carpet.

Bedroom 2

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

Bedroom 3

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

Bedroom 4/Study

Two uPVC windows to rear, double panelled radiator, power points. Carpet.

Bathroom

Opaque uPVC window to side, corner shower cubicle, panelled bath, low level WC, wash hand basin, linen cupboard, single panelled radiator. Vinyl flooring.

Outside

Front driveway and low maintenance lawned area with shrubbery and flower borders. Double timber gates leading to rear paved and concreted courtyard area, two timber storage sheds (one with power and lighting), lawn area, timber fence and hedge boundary, mature trees and shrubbery.

Workshop

Entrance door, window to side, fitted units, power and lighting.

FLOOR PLAN LOCATION Ground Floor 737 sq.ft. (68.5 sq.m.) approx. 1st Floor 736 sq.ft. (68.4 sq.m.) approx. Murton Way Murton Way 12'8" x 9'2" 3.86m x 2.80m Garden Room 17"11" x 9"2" 5.46m x 2.80m Bedroom 2 14'3" x 9'2" 4 34m x 2 80n OSBALDWICK Kitchen 13'11" x 7'10" 4.25m x 2.39m Famdale Ave Lounge 12'1" x 11'1" 3.68m x 3.37m Sitting Room 16'11" x 11'1" 5.15m x 3.37m Bedroom 1 16'11" × 11'1" 5.15m × 3.37m Bedroom 3 12'1" x 11'1" 3.68m x 3.37m H'Map data ©2025 Coople **Energy Efficiency Rating** Current Potential TOTAL FLOOR AREA: 1473 sq.ft. (136.8 sq.m.) approx. Very energy efficient - lower running costs **EPC** every attempt has been made to ensure the accuracy of the Booghan contained here, measurements is, windows, come and any other terms are approximate and no responsibility is taken for any error, which was a support of the property of th (92 plus) A 82 (69-80) 65 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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