



4 New Walk Orchard St. Oswalds Road
York, YO10 4PF
£189,950



Peaceful 2-Bedroom Bungalow situated in Fulford in a Semi-Rural Setting surrounded by nature and beautiful woodland areas. Nestled in a tranquil semi-rural location just steps from a gently flowing river this delightful 2-bedroom park home especially for the over 45's offers the perfect balance of countryside charm natural beauty and everyday convenience. Surrounded by natural beauty it provides a peaceful retreat while remaining just a short drive from a variety of local shops, amenities, York Racecourse, Millennium Bridge, excellent transport links and the A64

The property features bright and airy living accommodation and is in excellent condition throughout. There is a cosy lounge with large windows which frame lovely views of the small development bringing the outdoors in. There is a well fitted kitchen/diner with integrated appliances and vaulted ceiling providing lots of natural light, 2 good sized comfortable bedrooms one with en-suite facilities, dressing room/ WC. Step outside to enjoy a low-maintenance garden area ideal for relaxing or entertaining outdoors where you can relax to the sound of the river and other wildlife. Whether you're enjoying a morning coffee on the porch or a peaceful evening walk along the riverbank, this property offers a rare opportunity to live in harmony with nature.

Ideal for nature lovers or anyone looking to escape the hustle and bustle, this home provides a tranquil lifestyle with frequent visits from local wildlife. Whether you're downsizing, retiring, or looking for a quieter lifestyle, this single-level home delivers comfort, space, and serenity in a beautiful, semi-rural setting.

NO ONWARD CHAIN - READY TO MOVE INTO!

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

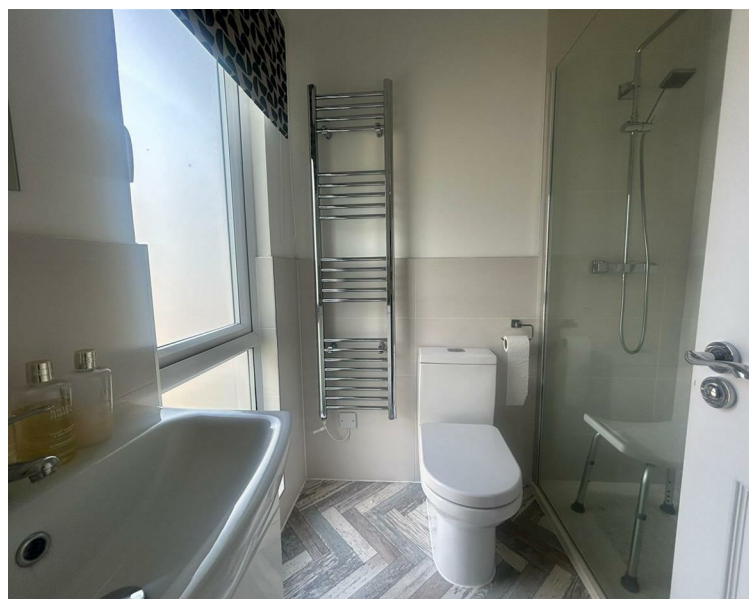
UPVC double glazed window to side, double panelled radiator, TV point, power points, built in wardrobe & drawers. Carpet.

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.

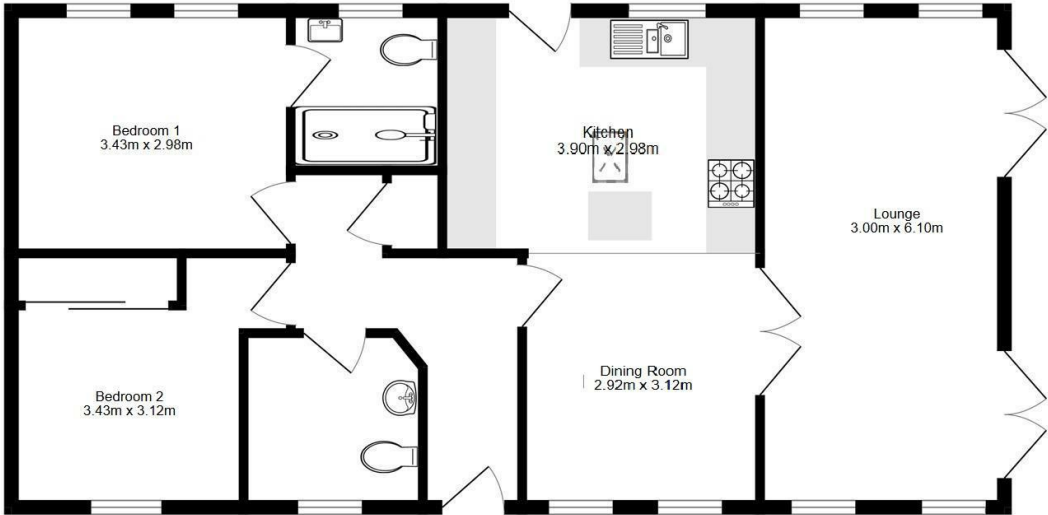
Outside

Paved driveway, lawned areas all set within beautiful surroundings.



FLOOR PLAN

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

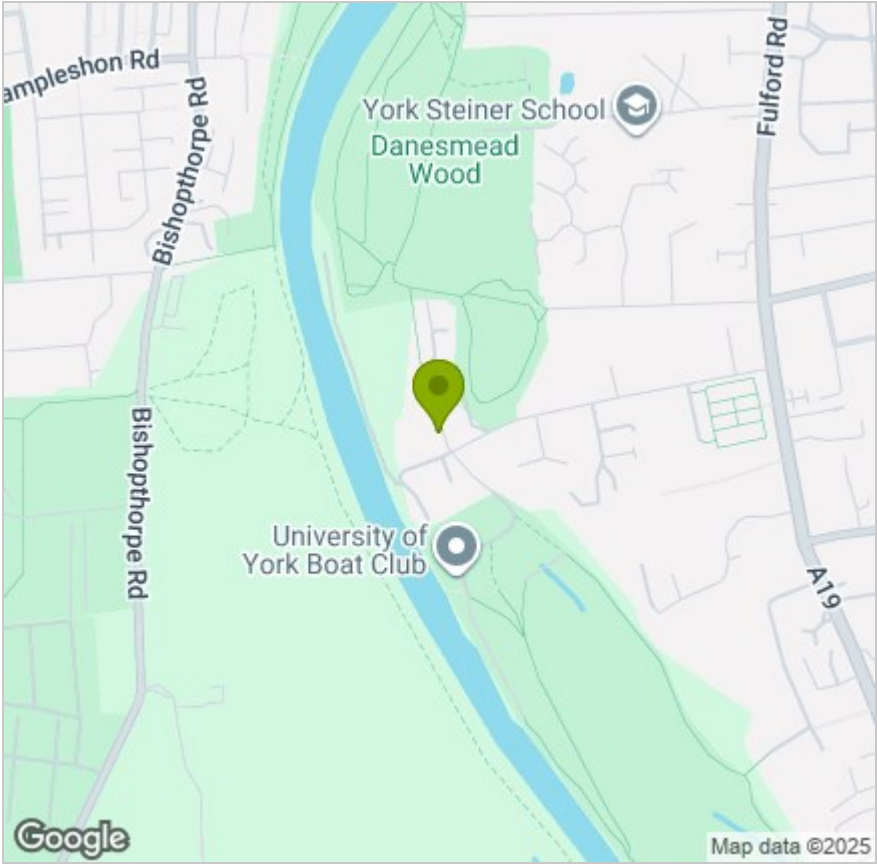


TOTAL FLOOR AREA : 800 sq.ft. (74.4 sq.m.) approx.

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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