

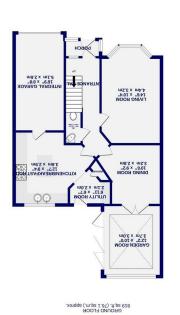
## YOJO 3BS Osbaldwick Lane, Mallard Close

Freehold Council Tax Band - E

- Detached Family Home
- Five Double Bedrooms
- D.W & stiuzna ,moontfed .
- Two Reception Rooms &
- Private Rear Garden
- Substantial Size
- Popular Residential Area
- EbC- B

These particular have been prepared as accurately and as reliably as possible, but should not be relied upon be relied upon a fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not fact any services, equipment or factination or the information of the property is in good working order, or that the property is in good structural condition or otherwise. Any are most and structural condition or precises. Purchasers must satisfy themselves by inspection or by otherwise regarding the interm and as to the correctness of each of the areas mean that they are in good working order, or that the property is in good structural condition or precises. Purchasers must satisfy themselves by inspection or by otherwise regarding the intermated any services, equipment or factor of precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the time up the property is in good working or der, or that the property is in good working or the employment of the each of the each of the ended to the correctness of each of the each of the ended to the correctnest or property or the ended property or the set of the ended to the ended or the order of the ended to the ended or the ende





24'7" × 9'0" 14'7" × 9'0" m8.2 x m4.4

traitive purposes only and should be used as such by any prospective other litens are approximate. If included in the plan the garaget floor area and no responsibility is taken for any error, on the severy area and no several and the prospective and the floor and any prospective and the prospective and th

XO1qq6 (.m.pa £.871) .fl.pa 0201 : A3AA 9001 JATOT

1

1

#102 RATER SUITE "8'81 × 16'6" m0.2 × m7.2

200 FLOOR 200 FLOOR 200 TL (43.6 sq.m.) approx.

hed mot lliw

BEDBOOM 3 13'5" × 10'0" 4.1m × 3.1m

BEDKOOM 4

15T FLOOR 132 sq.ft. (58.7 sq.m.) approx.

# Ashtons

### Mallard Close, Osbaldwick Lane, York, YO10 3BS

#### Mallard Close Osbaldwick Lane, York YO10 3BS

#### £475,000



Located within this popular residential area, positioned to the east of York is this substantial detached family home spanning over three levels. Offering a wealth of internal accommodation and a private rear garden, this property is sure to be of interest to a range of buyers. Mallard Close is within walking distance of the local primary school and is conveniently placed for Archbishop Holgate's School, as well as a range of local amenities and commuter links to York city centre.

Internally, the property offers an entrance hall which leads into the lovely reception room, positioned to the front of the property. The true hub of the home is the immaculately presented kitchen which offers an array of modern wall and base units, integrated appliances and downlights. Conveniently off the kitchen is a utility room. Finally the ground floor accommodation is completed by a w.c. and the second reception room which leads into the bright and airy conservatory.

The first floor offers four double bedrooms, a spacious landing and a modern three piece family bathroom. Finally the most impressive of all bedrooms is on the second floor as the master bedroom occupies the full width and depth of the property, offering Velux windows, a dressing area and a spacious ensuite.

Outside there is driveway parking for two vehicles, a private and enclosed rear garden and side access. The property has solar panels with a feed in tariff income of circa £500 per year and which supplies free hot water during sunny periods.

In summary, a fantastic family home, early viewing is highly recommended.

Council Tax Band - E



















