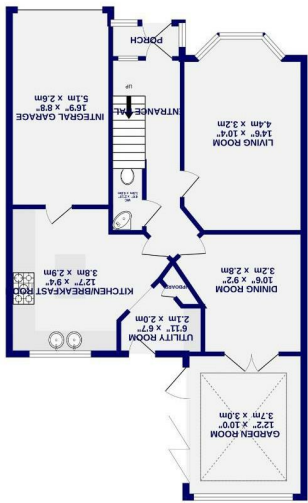


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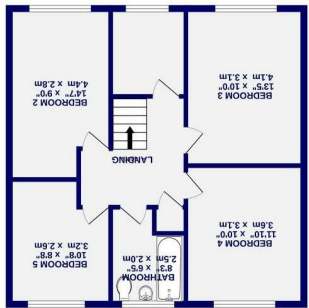
- EPC- B
- Popular Residential Area
- Substantial Size
- Private Rear Garden
- Two Reception Rooms & Conservatory
- Bathroom, Ensuite & W.C
- Five Double Bedrooms
- Detached Family Home

Freehold
Council Tax Band - E

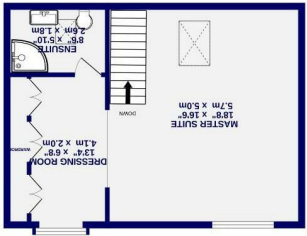
Mallard Close Osbaldwick Lane, YO10 3BS



GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



2ND FLOOR
469 sq.ft. (43.5 sq.m.) approx.

White every drawing has been made to ensure the accuracy of the footprint. Measurements of rooms and any other areas are approximate. It is advised that the prospective purchaser should verify the accuracy of the floor area and no responsibility is taken for any error, omission or misstatement. 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. Made with Mapbox ©2024

TOTAL FLOOR AREA: 1920 sq.ft. (178.3 sq.m.) approx.

Mallard Close
Osbalwick Lane, York
YO10 3BS

£475,000

5 2

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

