



Ashtons

Kirkdale Road, Osbaldwick, York, YO10 3NQ

Kirkdale Road  
Osbalwick, York  
YO10 3NQ

£350,000



Located in the popular residential area of Osbalwick, positioned to the east of York, is this substantial detached home. Set at the head of a quiet cul de sac, this property has been a much-loved home for many years and now offers the next owners an exciting opportunity to transform it into a wonderful family home. Kirkdale Road is conveniently placed for easy access to York city centre and train station by bike or public transport and is within easy reach of the A64 for travel further afield. With the University of York and a range of local schools nearby, this property is expected to be popular among a variety of buyers.

Internally, the property offers an open plan hallway that leads into the substantial reception space. With windows to the front and rear, this room is filled with natural light throughout the day. Patio doors open into the conservatory, which overlooks the well maintained garden. Next door is the spacious kitchen, which offers plenty of storage through wall and base units, providing ample worktop space as well. Conveniently, there is also an understairs cupboard with potential to become a pantry. A second generous conservatory connects the kitchen to the garden room and the double garage beyond.

On the first floor are three well proportioned bedrooms and an extended bathroom that allows enough space for a double sink, bath, and separate shower. Completing the internal accommodation is a WC. on the first floor.

Set in a private spot, this property offers a charming garden to the rear, overlooking the local beck. With some planting, the garden is relatively low maintenance in design. To the front of the property, there is ample driveway parking for multiple vehicles, which sits in front of the double garage with power and a separate loft space.

Offered with no onward chain, early viewing is highly recommended.

Council Tax Band - D





# Kirkdale Road Osbaldwick, York YO10 3NQ

Freehold  
Council Tax Band - D

- Detached House
- Three Bedrooms
- Two Conservatories
- Double Garage & Ample Driveway
- Popular Residential Area
- Quiet Cul De Sac
- No Onward Chain
- EPC- E

GROUND FLOOR:  
1064 sq.ft. (98.9 sq.m.) approx.



1ST FLOOR:  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1534 sq.ft. (142.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porch is not part of the overall floor area 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.  
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