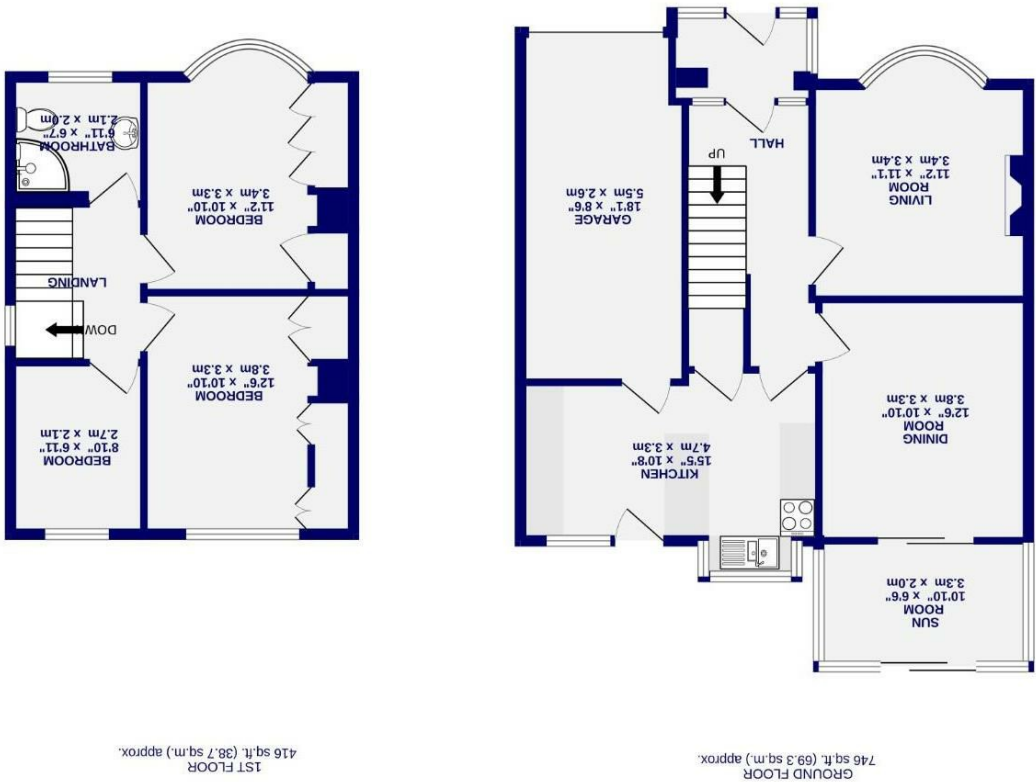


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given only as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- No Onward Chain
- Popular Residential Area
- Potential For Development (STP)
- Garage & Driveway
- Generous Kitchen
- Three Bedrooms
- Semi Detached House

Freehold
Council Tax Band - C

Osballdwick Lane Osballdwick, York YO10 3BB



Osballdwick Lane
Osballdwick, York
YO10 3BB

£335,000

 3  1

Located in the popular residential area of Osballdwick, to the east of York, is this substantial family home, offered with no onward chain. A much loved property owned since new, this home is set on a generous plot and presents a fantastic opportunity for further extension, subject to the relevant planning permissions. Osballdwick Lane is conveniently placed for access to a range of local amenities, including shops, eateries, schools, and commuter links to York city centre and the train station.

Internally, the property features a porch leading into a wide entrance hall. To the left is the living room, which benefits from a large bay window, allowing natural light to flood the space. Beyond this is the well proportioned second reception room, boasting a south aspect, which leads through to the bright and airy conservatory.

The kitchen has been extended over the years to create a larger space with ample wall and base units, generous worktop space, and room for freestanding appliances. Additionally, there is a convenient pantry, which could be converted into a cloakroom, subject to planning permission. The kitchen also provides access to the garage, which benefits from power and water supply.

On the first floor are three well proportioned bedrooms, some with built in storage, along with a wide landing and a three piece shower room.

Set on a wonderful plot, the property features two well maintained gardens, front and rear. The low maintenance rear garden includes a large patio area, flower beds, and a greenhouse. The front garden is complemented by a driveway leading to the garage, providing off street parking.

In summary, this is a lovely family home with fantastic potential for updates and renovation. Offered with no onward chain, early viewing is highly recommended.

