

property on behalf of the vendor.

- Freehold  
Council Tax Band - B

1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.

BEDROOM 14.0' x 12.6'  
4.3m x 3.8m

BEDROOM 10.6' x 9.10'  
3.2m x 3.0m

BATHROOM 7.1' x 6.8'  
2.4m x 2.0m

LANDING  
UP  
DOWN

LIVING ROOM 15.1' x 13.2'  
4.6m x 4.0m

DINING ROOM 7.1' x 7.7'  
2.4m x 2.3m

KITCHEN 14.5' x 14.1'  
4.4m x 4.3m

GARAGE

1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.

GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.

**TOTAL FLOOR AREA: 918 sq ft. (85.3 sq.m.) approx.**



Church Road, Osbaldwick, York, YO10 3NW



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YO10 3NW

£295,000

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Located in the popular residential area of Osballdwick, to the east of York, this well maintained semi detached house has been a much loved home for many years. Now offered as an exciting opportunity for any buyer looking to update a property and make it their own, it sits on a generous plot with potential for extension, subject to the relevant planning permissions. Conveniently placed for a range of local amenities, including eateries, shops, and schools, this property also benefits from regular commuter links to the city centre and train station.

Internally, the property features an entrance porch leading into a welcoming hall. To the right is the open plan living diner, a bright and airy space with large windows at the front and rear, allowing natural light to flood through. Adjacent is the extended kitchen, which offers a wealth of wall and base units providing ample storage and worktop space. From here, there is also access to the single garage, which benefits from power. On the first floor are two double bedrooms and a three piece bathroom.

Externally, the property boasts a large, private garden consisting mainly of lawn, complemented by patio and flower bed areas, as well as a shed for storage. To the front, there is ample driveway parking.

Sure to be popular on the open market and offered with no onward chain, early viewing is highly recommended.

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