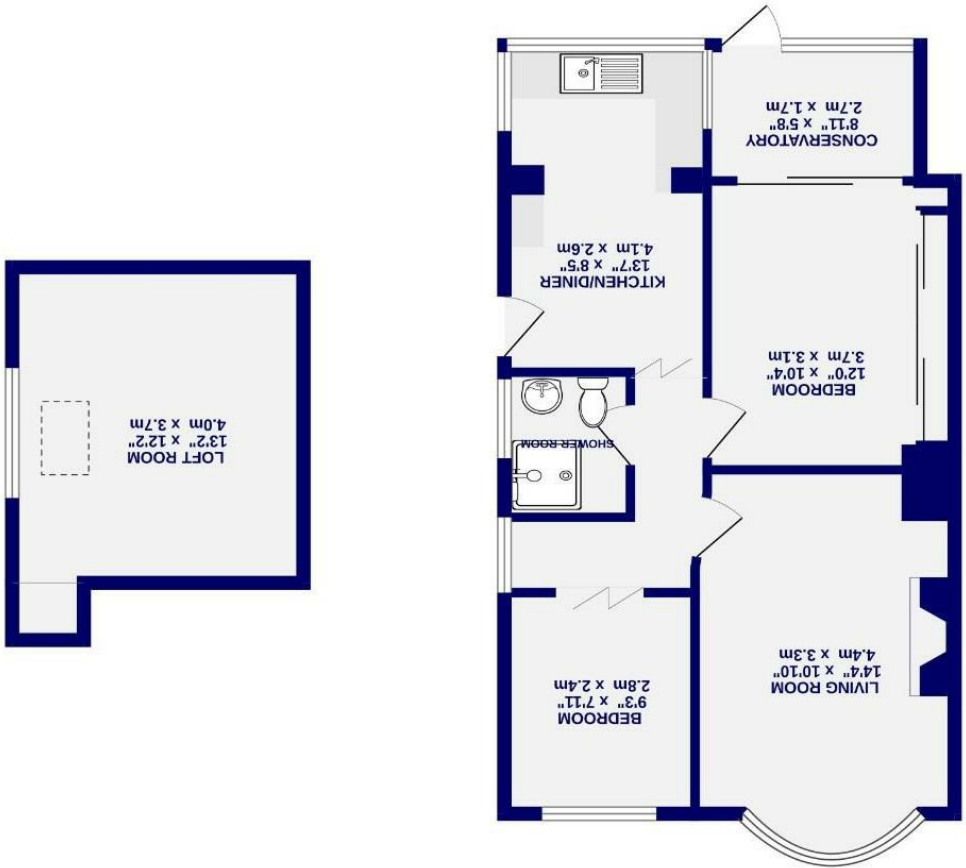




Lyndale Avenue Osbaldwick, York YO10 3QB

Freehold
Council Tax Band - C

- Semi Detached Bungalow
- Two Double Bedrooms
- South Facing Garden
- Driveway Parking
- Private Garden
- Offers Scope For Further Development (STPP)
- No Onward Chain
- EPC D



TOTAL FLOOR AREA: 769 sq. ft. (71.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that prospective purchasers visit the property to verify the accuracy of the floor plan and to ensure that the property is suitable for their requirements. The floor plan is for information only and should not be used as a basis for any purchase. The floor plan is for information only and should not be used as a basis for any purchase. The floor plan is for information only and should not be used as a basis for any purchase.

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 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.

Lyndale Avenue
Osbalwick, York
YO10 3QB

Offers Over £270,000

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Located in the popular residential area of Osbalwick, within easy reach of the excellent local amenities including shops, eateries and regular bus connections into York City Centre, is this spacious two bedroom semi-detached bungalow. Much loved for many years, the property has been well maintained and offers superb potential for further extension or development, subject to planning permission. Offered with no onward chain, early viewing is highly recommended.

Internally, the property features an extended kitchen diner overlooking the south-facing rear garden, with access through to the internal hall and spacious living room positioned at the front of the home. The living room benefits from a large bay window, allowing natural light to flood the space. There are two well-proportioned bedrooms, one of which includes built-in storage and patio doors leading through to a bright south-facing conservatory. A modern three-piece shower room completes the internal accommodation.

In addition, the property offers a fully boarded loft room with a dormer window, accessed via a fitted ladder, providing useful additional space. Externally, there is a generous rear garden designed for low maintenance, featuring gravel and Astroturf with fenced boundaries creating a private setting. To the front, there is further low-maintenance landscaping and a driveway providing off-street parking alongside the property, as well as an external store.

Offered with no onward chain, this well-presented home is sure to appeal to a range of buyers and viewing is highly recommended.

Council Tax Band C

