

N A I S H
E S T A T E A G E N T S



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3 Mallard Close , York, YO10 3BS

A modern and stylish three-bedroom end townhouse, set in the highly sought-after village of Osbaldwick, offering beautifully updated accommodation across three floors.

Asking Price £350,000

3 Mallard Close

, York, YO10 3BS



- End of Terrace Town House
- Two Bathrooms
- Garage & Parking Space
- Popular Village of Osbaldwick
- Newly Refurbished
- No Onward Chain
- Three Bedrooms
- Private Rear Garden
- Fulford School Catchment

Offer Procedure

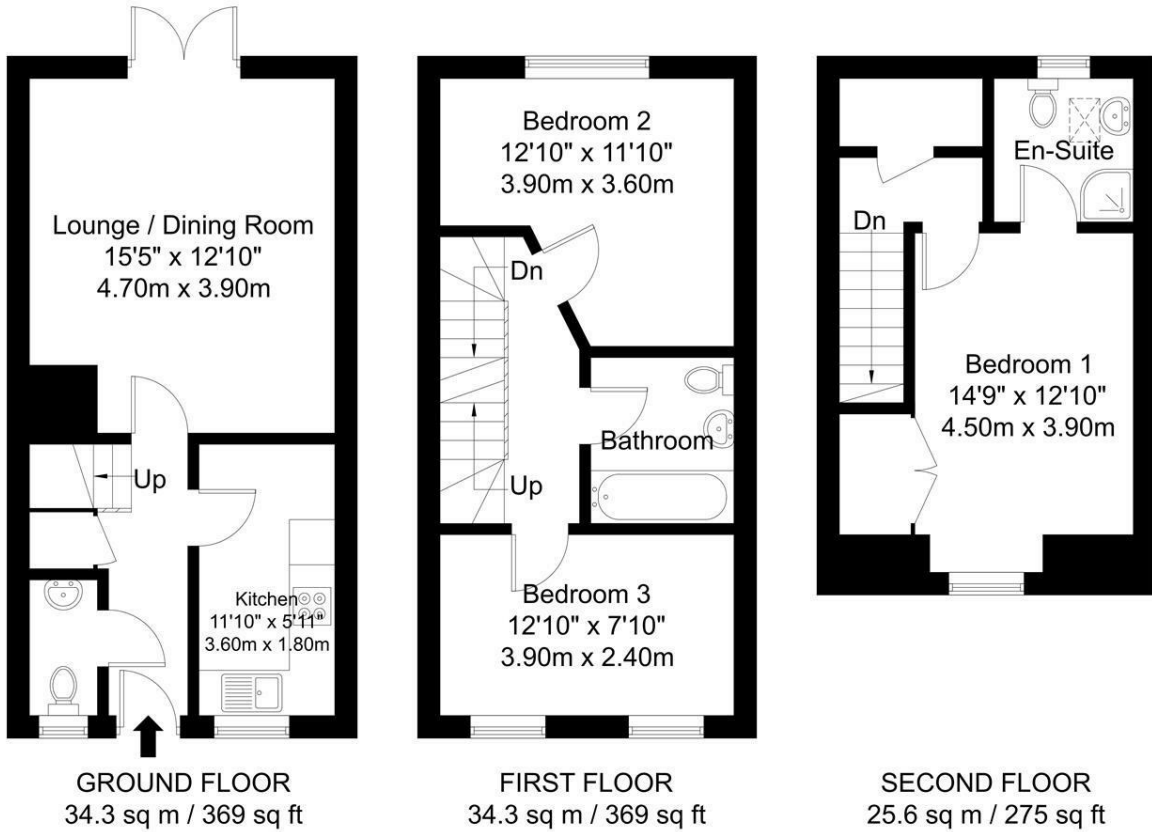


Directions



Floor Plan

3 Mallard Close



APPROXIMATE GROSS INTERNAL AREA = 94.2 sq m / 1013 sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 78 | 87 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |