





Whernside Avenue  
Osballdwick, York  
YO31 0QB

£375,000



Located in the popular residential area of Osballdwick, to the east of York, this extended and substantial semi-detached home offers generous and versatile accommodation, ideal for growing families. Well placed for access to a range of local amenities, good schools and convenient routes to York city centre and the train station via the Outer Ring Road, the property enjoys a highly practical and well-connected setting.

Internally, the property opens into an entrance hall providing access to two original reception rooms positioned to the front, both benefitting from bay windows that allow natural light to flood the space. As part of the two-storey side extension, there is a third reception room alongside a spacious kitchen to the rear, fitted with an extensive range of shaker-style wall and base units offering excellent storage and worktop space. The former kitchen has been thoughtfully converted into a ground floor shower room. To the first floor are five well-proportioned bedrooms, complemented by a generous three-piece family bathroom.

Externally, the property continues to impress with a substantial rear garden, particularly notable given the size of the extension. The garden is predominantly laid to lawn with a variety of patio seating areas, all enclosed by fenced boundaries and benefitting from side access. To the rear is a single garage, while the front of the property provides driveway parking.

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

Council Tax Band C





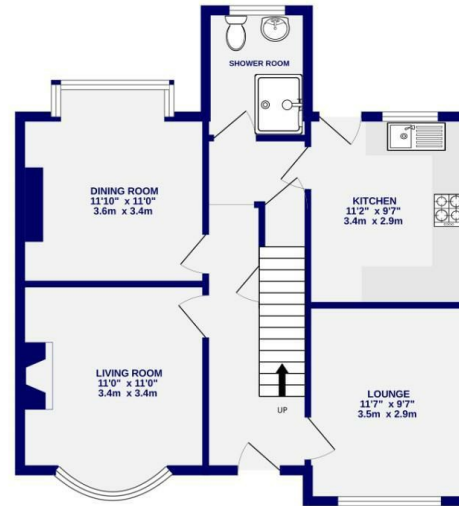


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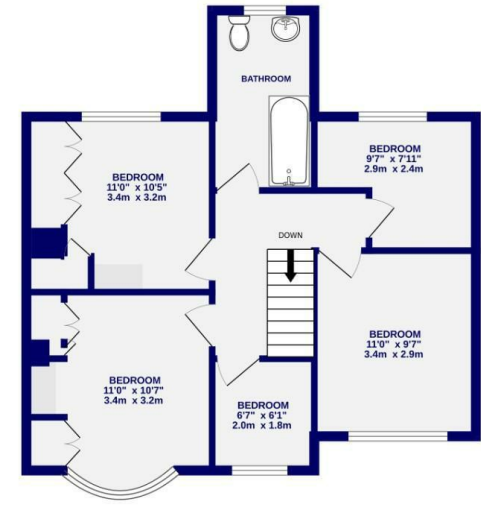
Freehold  
Council Tax Band - C

- Extended Semi Detached Home
- Five Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Generous Garden
- Garage & Driveway Parking
- No Onward Chain
- EPC - D

GROUND FLOOR  
623 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.6 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/shed will form 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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