



## Brooklands, York, YO10 3NU

- Three-Bedroom Semi-Detached Home
- Car Port Plus Separate Single Garage
- Popular Location Close To York City Centre, A64, Vangarde & York University
- Sold With No Onward Chain
- Large Private Rear Garden
- Council Tax Band B

**£325,000**



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## DESCRIPTION

A well-proportioned three-bedroom semi-detached house located in the highly sought-after Brooklands area of Osbaldwick, York, offered for sale with no onward chain. This is a popular residential location for families and professionals, with strong demand for homes offering space, convenience and good local amenities.

Osbaldwick is one of York's most desirable suburbs, known for its friendly community feel, well-regarded schools, local shops and excellent access to the city centre, A64, Vangarde, Monks Cross and York University. Properties in this area remain consistently popular with buyers looking for long-term value and a well-connected setting.

The ground floor includes a welcoming entrance hall, a spacious living/dining room and a separate kitchen with direct access to the car port and garden. Upstairs, the property offers three well-sized bedrooms and a modern shower room.

Externally, the home benefits from a car port, a separate single garage, and a large private rear garden — a key selling point for buyers seeking outdoor space and potential for future landscaping or improvement.

With its generous layout, excellent location and chain-free status, this property represents a strong opportunity to secure a home with great potential in one of York's most consistently in-demand suburbs. Early viewing is strongly recommended.







Total floor area 96.1 sq.m. (1,034 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

### Viewings

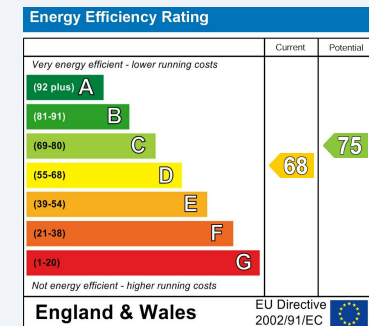
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.