



ROB LETTS

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Meam Close, Osbaldwick, York

£220,000

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12 Meam Close is a modern and well-presented two-bedroom townhouse, ideally positioned in a tucked-away location on the east side of York, just inside the city's outer ring road. The setting offers an excellent balance between accessibility and everyday comfort, making it a strong choice for a wide range of buyers.

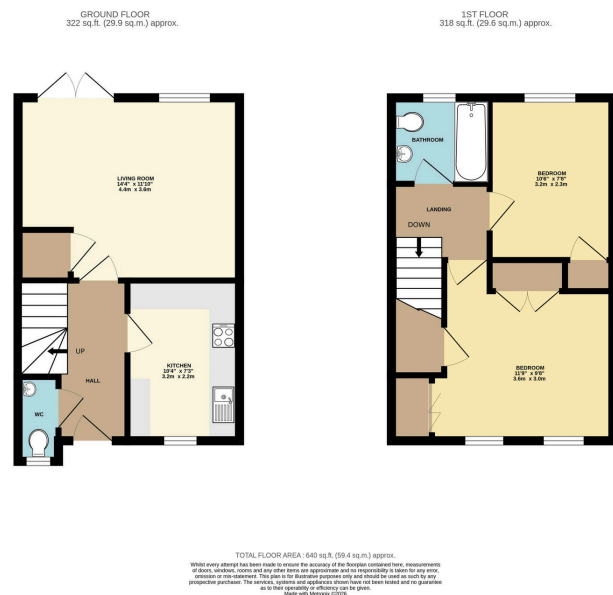
The ground floor begins with a welcoming entrance hallway, complete with a useful downstairs WC. The kitchen is fitted with a range of wall and base units and includes an oven, hob and extractor, along with space for essential appliances. To the rear of the property, the lounge provides a comfortable living space with direct access out to the garden.

The rear garden is private, well maintained, and designed to be easy to look after — ideal for relaxing, entertaining, or enjoying some outdoor space without the upkeep of a larger plot.

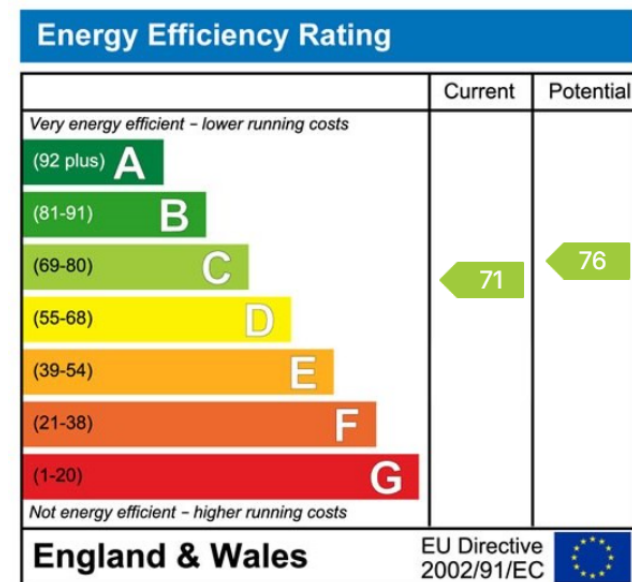
Upstairs, the property offers two well-proportioned double bedrooms and a family bathroom. Externally, off-street parking for two cars adds further practicality.

With convenient transport links, nearby cycle routes, and close proximity to the University of York and York Sport facilities, this is a smart, low-maintenance home in a well-connected and desirable part of the city.





- Modern two-bedroom townhouse
- Located just inside York's outer ring road
- Comfortable rear lounge with garden access
- Private, well-maintained rear garden
- Excellent access to transport links, cycling routes and the university
- Tucked-away position on the east side of York
- Entrance hallway with downstairs WC
- Two genuine double bedrooms
- Off-street parking for two cars
- When calling about this property, please quote ref - RL0918



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