

Wydale Road, York YO10 3PG

£190,000

Stephensons
estate agents & chartered surveyors



Situated in a popular residential location and offered with no onward chain, this semi-detached bungalow presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements.

Tenure: Freehold
 Broadband Coverage: Up to 1000* Mbps download speed
 EPC Rating: TBC
 Council Tax: C - City of York
 Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



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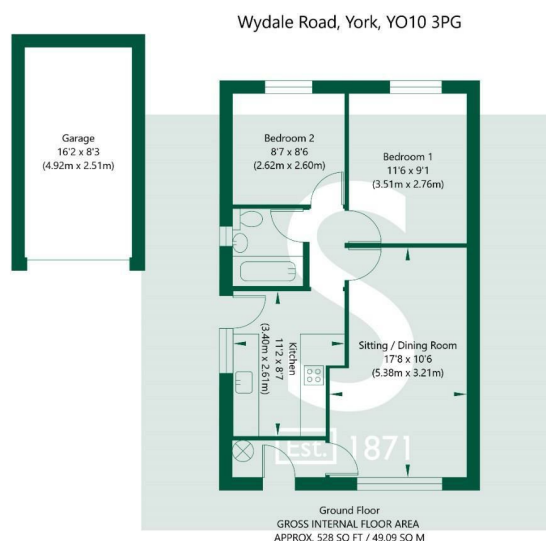
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 I Jarvis MNAEA

The property offers well-proportioned accommodation with fantastic potential throughout and, whilst requiring a full programme of modernisation and renovation, provides the ideal blank canvas for developers, investors or those seeking an exciting refurbishment project. The accommodation in brief comprises; living/dining room leading into an inner hallway, accessing two bedrooms with window to the rear aspect and a three-piece house bathroom.

Externally, the property benefits from a driveway providing off-street parking and an enclosed garden, offering ample scope for landscaping and outdoor enjoyment.

Conveniently located within easy reach of local amenities, transport links and York city centre, this is a rare opportunity to acquire a property with significant potential in a well-established and sought-after area.

Located in Osbaldwick, this home is well-served by a range of everyday amenities including convenience stores such as Sainsbury's Local, independent shops, cafés and takeaways within the village. The Derwent Arms is a traditional village pub, offering food and a welcoming community atmosphere. There is easy access to larger shopping destinations including Monks Cross Shopping Park, Vangarde Shopping Park and Foss Islands Retail Park, with nearby sports and leisure facilities including Osbaldwick Sports Club and the village Scout Group, providing activities for all ages. Local schooling includes Osbaldwick Primary Academy, which also offers nursery provision and Archbishop Holgate's CE Academy; a highly regarded secondary school.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 528 SQ FT / 49.09 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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