



Osbalwick Village, Osbalwick, York

Offers Over £550,000

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Osballdwick Village,
York YO10 3NP

Est. 1871

Offers Over £550,000

**** NO ONWARD CHAIN ****

An outstanding period barn conversion set in the heart of Osballdwick Village, offering flexible family living accommodation, and featuring a superb open plan living kitchen.

This stunning period barn was converted approximately 7 years ago, with a high specification and contemporary finish creating ideal accommodation for both young and mature families alike. The property is set back from the village, in one of York's most sought-after locations, and crucially the property is being offered for sale with both vacant possession and no onward chain.

Internally, the property is entered via a double glazed oak front door into a reception hall with engineered oak flooring, ceiling down lighters and twin storage cupboards. Without doubt the feature room of the property is the outstanding open plan living kitchen having a range of built-in soft close base units to 2 sides with Granite worktops and inset sink unit. There is an additional range of matching high level storage cupboards, with Granite upstands. Included within the kitchen, are twin built-in NEFF ovens with a separate induction hob unit with central extraction. The kitchen benefits further from an integrated NEFF dishwasher as well as built-in fridge and freezer units. Bifold doors to the rear elevation lead out onto the garden beyond, with the kitchen providing ample space for a dining table in addition to the breakfast bar. There are recessed down lighters throughout in addition to ceramic tiled flooring. A rear entrance hall with double glazed Velux roof light, with oak side courtesy door, lead out onto the driveway and garden beyond. Located off the rear hall is a utility room which has a Butcher's block effect worktop with high and low level storage cupboards as well as plumbing for a washing machine and space for a tumble dryer. The utility room has an extractor fan and ceramic tiled flooring. There is also a downstairs cloakroom, with a contemporary W.C, and wash hand basin with



Tenure: Freehold
Broadband Coverage: Up to 322* Mbps download speed
EPC Rating: C - 75
Council Tax: F - City of York
Current Planning Permission: No current valid planning permissions

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



half height tiled splashbacks, ceiling down lighters and extractor fan. The ground floor accommodation is completed by a separate snug, which could easily be used as a study or fourth bedroom. The snug has a double glazed Velux roof light and ceiling down lighters. The entirety of the downstairs accommodation is serviced by underfloor heating. An inner hall with staircase leading to the first floor accommodation accesses the principal lounge, which has a television aerial point as well as dual aspect windows.

Located on the first floor landing is a double glazed Velux roof light and radiator. The landing leads through into the master bedroom suite, located at the rear of the property, which has 3 separate Velux roof lights, a television aerial point and radiator. There is an ensuite shower room having a low flush W.C, circular wash hand basin set in a vanity surround and walk-in corner shower cubicle with full height tiled splashbacks. The ensuite also includes a heated towel rail, double glazed Velux roof light and extractor fan. To the first floor are two further generous double bedrooms, the second bedroom of which is located at the rear having a Dormer window and radiator. Bedroom 3 is L shaped in nature with three separate double glazed Velux roof lights and a radiator. The internal accommodation is completed by a house bathroom which has a stylish three piece suite comprising of a low flush W.C, roll topped bath and circular wash hand basin set in a vanity surround. There is a separate walk-in shower cubicle with heated towel rail and full height tiled splashbacks. The bathroom also includes a double glazed Velux roof light and extractor fan.

The property is set back from the village and accessed via a shared gravelled driveway which continues down the side of the property before opening out onto a gravelled rear hardstanding, which is private to the property and provides off street parking for 2 vehicles. Running full width across the rear elevation is a flagged patio, which steps up onto a rectangular rear garden which is comprehensively laid to lawn with herbaceous side and rear borders. The rear garden is enclosed to all sides by walled boundaries and a timber built garden shed is included within the sale. An outside water tap is located off the side elevation.

This property is full of charm and character with flexible living accommodation, and an early inspection is strongly recommended to appreciate the true quality of this accommodation on offer.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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The Village, Osbaldwick, York, YO10 3NP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1606 SQ FT / 149.22 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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