Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

25 Ostman Road

York, YO26 5PZ

Offers Over £315,000

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AN EXTREMELY SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE SET ON A CORNER PLOT WITHIN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR LOCAL AMENITIES AND WITH EASY ACCESS TO THE BY-PASS AND IN TO THE CITY CENTRE. The property has been upgraded by the present owners to provide bright and tastefully presented living accommodation with the benefit of gas central heating and upvc double glazing and comprises entrance hall, lounge with bay window, separate dining room, good sized kitchen with modern fitted units, utility room, cloaks/w.c., landing, 3 double sized bedrooms and a family bathroom/w.c. To the outside there are gardens to front, side and rear plus a block paved driveway. The property has been adapted for disability use. An internal viewing is recommended.

Note
The property has been adapted for disabled use and has a lift from the ground to the first floor

Hallway
Entrance door, stairs to first floor dado rail. Doors to

Lounge
Bright and spacious reception room with bay window to front, ceiling cornicing, feature panelled wall. Laminate wood floor

Dining Room
Currently used as a bedroom with a disability lift to upper floor this spacious room with window to rear makes an ideal 4th bedroom or formal dining room

Kitchen
Modern shaker style kitchen comprising base and wall units, work surfaces, built in electric oven and hob with extractor above, window to side. Door to garden and door to

Utility Room
Wall mounted gas central heating boiler, plumbing for washing machine and space for dryer. Door to

Landing
Window to side. Doors leading to

Bedroom 1
Double bedroom with window to front

Bedroom 2
Double bedroom with window to rear

Bedroom 3
Double bedroom with window to side

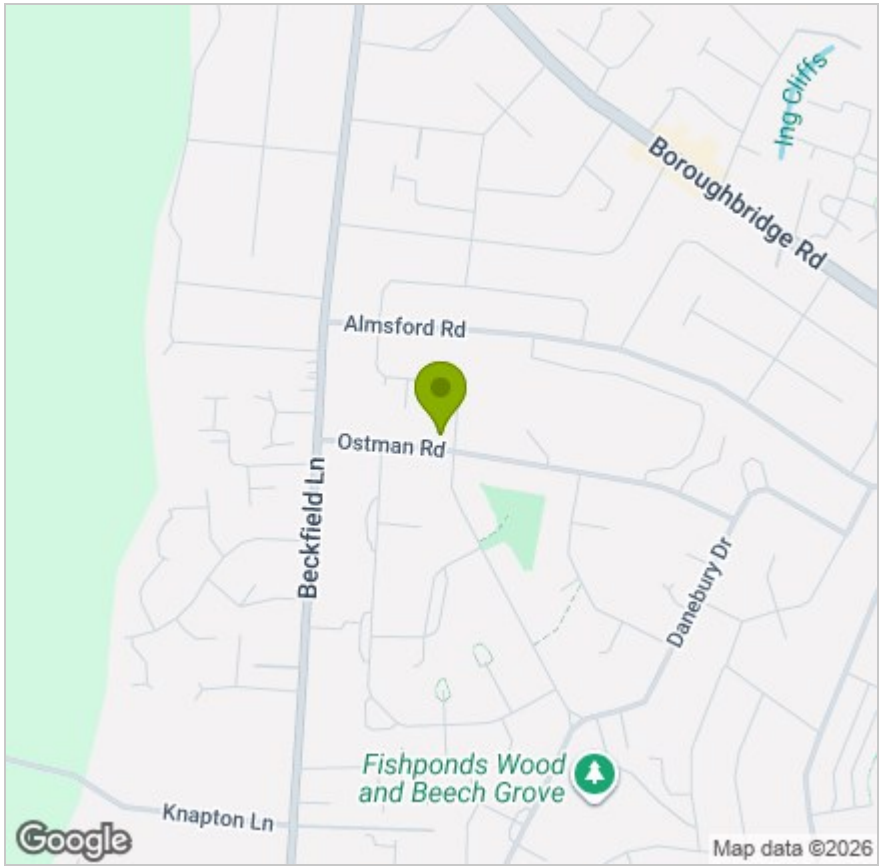
Bathroom
Large walk in shower, vanity unit housing wash hand basin, low level w.c., window to rear

Outside
Large front garden set to lawn. To the side is a large block paved area with ample off street car parking. Rear garden with patio area and timber summer house.

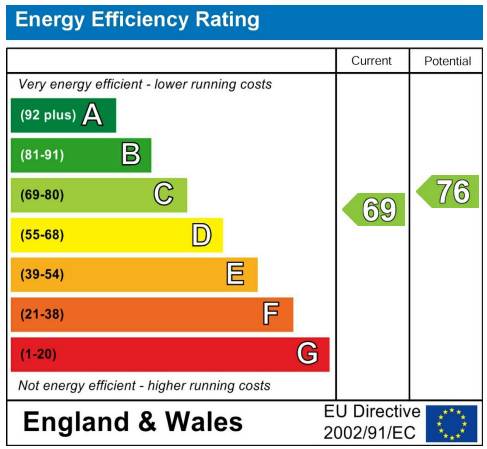
Agents Note:
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

FLOOR PLAN

LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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