



2, St. Marys Grove, York, YO10 3PZ

Guide price £310,000



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PRIME
RESIDENTIAL



2 St. Marys Grove

Charming 3 Bedroom House in one of York's most popular villages ideally placed for easy access to the University of York.

Cleverly extended 3 bedroom house in a delightful cul de sac position in one of York's best served villages close to the City and the University.

No forward chain.

Accommodation Comprises:-

Entrance Hall, Breakfast Kitchen, Sitting Room with Dining Area, 2 Double Bedrooms, Bedroom 3/Study, Bathroom, Parking, Useful External Store, Hard Landscaped Gardens to Front and Rear.

DESCRIPTION

An attractive 3 bedroom semi-detached property, which has been extended and improved in recent years and further benefits from a recently installed gas boiler. The property provides good sized accommodation in a very convenient location close to the University of York.

The property features an extended light and airy breakfast kitchen and generous double reception room with doors leading out to the rear garden. There are two good sized double bedrooms each with fitted wardrobes and a 3rd bedroom/study.

The bright family bathroom features a bath with shower over. There is a private driveway to the front providing off street parking and the former garage provides useful secure storage. To the rear is a low-maintenance hard landscaped garden.

The property is situated in the popular and thriving village of Osbaldwick, which has excellent local amenities, including a range of shops, 2 pubs and a well regarded primary school. It is ideally located for the city centre, the university and varied commuter links.

- **Attractive 3 Bed Semi-Detached House**
- **Generous Breakfast Kitchen**
- **Open Plan Sitting/Dining Room**
- **Contemporary bathroom**
- **Well Presented Throughout**
- **Attractive Cul De Sac Location in Popular Osbaldwick**
- **Low Maintenance Hard Landscaped garden**
- **Off Street Parking and Generous External Store**
- **Well-Served Village Offering Easy Access to the City and York University**
- **Major Road Network Close by**

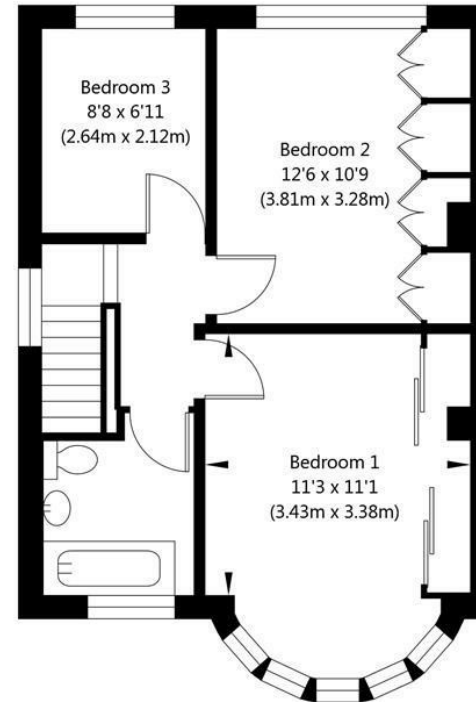
Freehold



2 St Marys Grove, Osbaldwick, York, YO10 3PZ



Ground Floor - (Excluding Store)
GROSS INTERNAL FLOOR AREA
APPROX. 522 SQ FT / 48.49 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 461 SQ FT / 42.82 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 983 SQ FT / 91.31 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		