



Bedale Avenue Osbaldwick, York YO10 3NG

Freehold
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Opportunity For Extending (STPP)
- Sought After Residential Area
- Garage, Driveway & Gardens
- No Onward Chain
- EPC- C



TOTAL FLOOR AREA: 1027 sq. ft. (95.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that prospective buyers should verify the measurements of the overall floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective buyers should verify the measurements and appliances shown have not been tested and no guarantee as to their operation.
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These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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£325,000

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Located in the popular residential area of Osbalwick, and offering a great opportunity for further development (subject to the relevant planning permissions), is this three bedroom semi detached home. Lived in by the same family since built, this property has been well maintained throughout, offering three bedrooms and a generous plot. Osbalwick is positioned to the east of York and benefits from a range of local amenities, as well as bus connections to York city centre and train station. Offered with no onward chain, this property is not to be missed.

Internally the property offers an entrance hall which leads into two reception room with a central opening. Benefitting from windows to the front and rear, these two rooms are bright and airy. At the end of the hall is the fitted kitchen which offers plenty of storage throughout, as well as generous worktop space and a range of integrated appliances, including an induction hob.

On the first floor are three well proportioned bedrooms, one bathroom and a separate w.c. There is also a pull down ladder up to the loft.

Outside is a spacious rear garden which has been landscaped to be as low maintenance as possible. There is a garage attached to the property, with power and a water supply, as well as driveway parking to the front.

Offered with no onward chain in this popular residential area, early viewing is highly recommended.

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