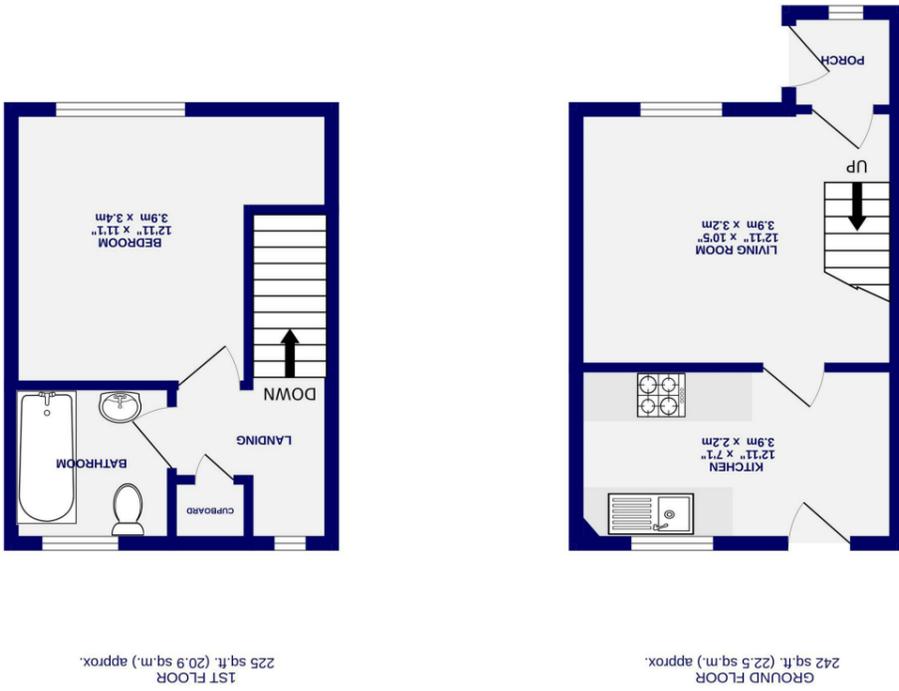


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

# Wydale Road Osbaldwick, York YO10 3PG

Freehold  
Council Tax Band - B

- One Bedroom Townhouse
- Well Presented Throughout
- Popular Residential Setting
- Driveway Parking
- South Facing Rear Garden
- Ideal First Home
- Ready To Move Into
- EPC C



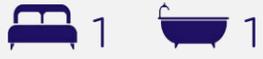
1ST FLOOR (225 sq. ft. (20.9 sq. m.) approx.)

TOTAL FLOOR AREA: 467 sq. ft. (43.4 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. It includes in part the garages, the front part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This data is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation.  
 Made with Metropix 02225



Wydale Road  
Osbalwick, York  
YO10 3PG

£210,000



Located in the sought-after residential area of Osbalwick, this charming one-bedroom townhouse enjoys a convenient position close to a range of local amenities and transport links. Beautifully presented throughout, the property offers a generous plot with the added benefit of off-street parking, making it an ideal first home or investment opportunity.

The accommodation begins with an entrance vestibule leading through to a bright and spacious living room, enhanced by a large front-facing window that floods the space with natural light. To the rear lies a modern fitted kitchen featuring a range of stylish base units, complemented by contemporary worktops and flooring.

Upstairs, there is a well-proportioned double bedroom, a modern three-piece bathroom, and a spacious landing area that provides useful integrated storage and ample space for a home office setup if desired.

Externally, the property boasts a generous south-facing rear garden, mainly laid to lawn with patio and decked areas perfect for outdoor seating and entertaining. To the front, there is an additional lawned area, driveway parking for multiple vehicles and an EV charging point.

Expected to be popular on the open market, early viewing is highly recommended.

Council Tax Band - B

