



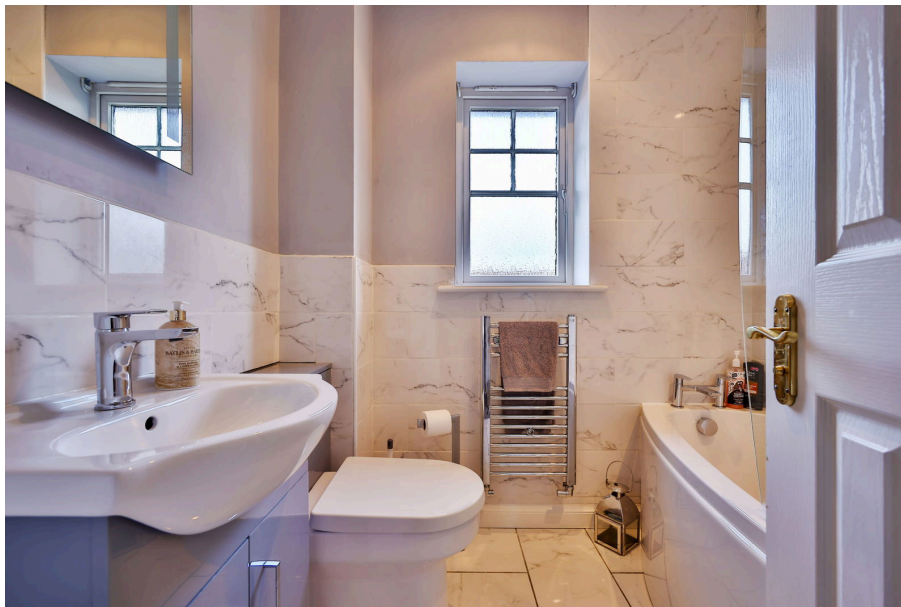
ROB LETTS

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# Meam Close, Osbaldwick, York

£225,000

2 1 1



12 Meam Close is a modern and well-presented two-bedroom townhouse, ideally positioned in a tucked-away location on the east side of York, just inside the city's outer ring road. The setting offers an excellent balance between accessibility and everyday comfort, making it a strong choice for a wide range of buyers.

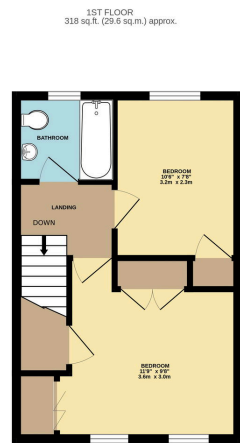
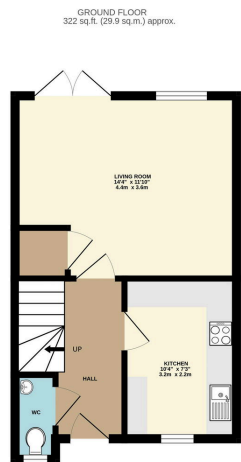
The ground floor begins with a welcoming entrance hallway, complete with a useful downstairs WC. The kitchen is fitted with a range of wall and base units and includes an oven, hob and extractor, along with space for essential appliances. To the rear of the property, the lounge provides a comfortable living space with direct access out to the garden.

The rear garden is private, well maintained, and designed to be easy to look after – ideal for relaxing, entertaining, or enjoying some outdoor space without the upkeep of a larger plot.

Upstairs, the property offers two well-proportioned double bedrooms and a family bathroom. Externally, off-street parking for two cars adds further practicality.

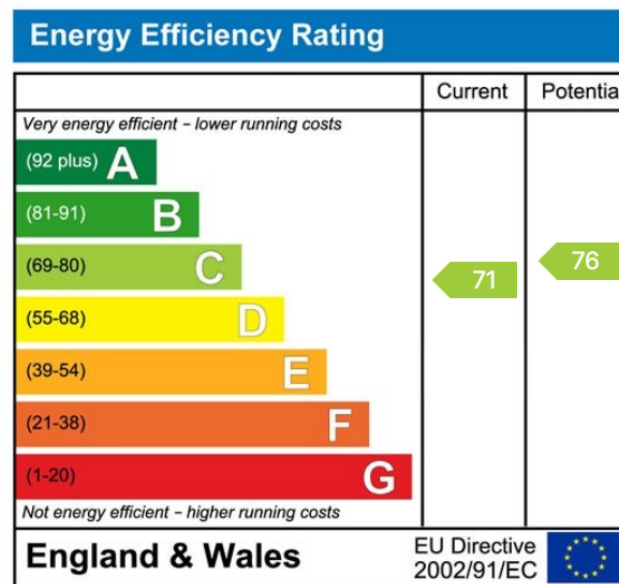
With convenient transport links, nearby cycle routes, and close proximity to the University of York and York Sport facilities, this is a smart, low-maintenance home in a well-connected and desirable part of the city.





TOTAL FLOOR AREA: 640 sq.ft. (59.4 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the above information, measurements of plots, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The services, systems and appliances shown here are for information only and no guarantee is given as to their operability or efficiency can be given.  
 Please visit [www.exp.co.uk](http://www.exp.co.uk)

- Modern two-bedroom townhouse
- Located just inside York's outer ring road
- Comfortable rear lounge with garden access
- Private, well-maintained rear garden
- Excellent access to transport links, cycling routes and the university
- Tucked-away position on the east side of York
- Entrance hallway with downstairs WC
- Two genuine double bedrooms
- Off-street parking for two cars
- When calling about this property, please quote ref - RL0918



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[rob.letts@exp.uk.com](mailto:rob.letts@exp.uk.com)