Ashtons

Sadberge Court, York, YO10 3DB

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York
YO10 3DB

£425,000

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Ashtons Estate Agents are delighted to offer for sale this impressive four bedroom detached home, quietly positioned on a popular cul-de-sac in Osbaldwick, around two miles east of York city centre. With local amenities, excellent road links and the city itself all within easy reach, this is a spacious and versatile family home. Conveniently placed for the A64 and Grimston Bar Park & Ride.

The welcoming entrance hall leads into the generous living room, which enjoys plenty of natural light from a large double glazed window and features a modern gas fire with limestone surround. From here, there is access to the kitchen and two further reception rooms. The family room offers flexibility as a snug, home office or playroom, while the garden room provides a lovely additional space for dining or relaxing, with views over the rear garden. The well-appointed kitchen is fitted with a good range of wall and base units, integrated appliances and black granite work surfaces. A peninsula provides useful additional storage and space for breakfast stools, creating a sociable area for everyday dining. There is also access to the integral garage and rear garden, while a cloakroom completes the ground floor.

Upstairs, the principal bedroom benefits from an en-suite shower room, with two further double bedrooms and a single bedroom served by the stylish family bathroom. A useful loft room with rear-facing window, offers excellent additional storage and versatile space.

Outside, the front has a lawned garden and driveway providing off-street parking and access to the integral garage. The enclosed south-facing rear garden is mainly laid to lawn, with two patio areas providing plenty of space for outdoor seating and dining. Solar panels are also installed.

Much loved by the current owners, this is a wonderful opportunity to acquire a spacious family home with flexible living space, a lovely garden and excellent connections into York and beyond.

Sadberge Court
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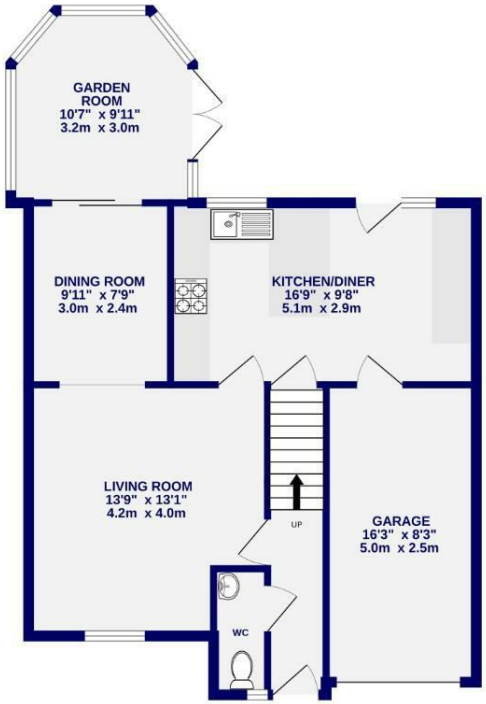
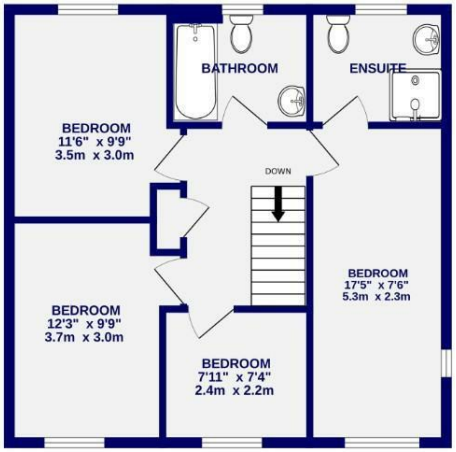
Freehold
Council Tax Band - D

- Impressive Detached Home
- Four Bedrooms
- Principal Bedroom With En-Suite
- Three Versatile Reception Spaces
- Spacious Contemporary Kitchen
- Quiet Cul-De-Sac Position
- South-Facing Rear Garden With Solar Panels
- Integral Single Garage
- Driveway Parking
- EPC C

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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Ashtons
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