



1 Old School Close  
Osbalwick Lane, York  
YO10 3BT

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YO10 3BT**

**£295,000**

A super three bedroom town house situated off Osbalwick Lane. There is a lot to like about the house with a few stand out features including garage and off street parking for two cars! Offered with no forward call now to view!

The property which is sat in a desirable location briefly comprises; Entrance lobby, lounge, kitchen with dining area and large conservatory leading into an enclosed garden. To the first floor there are three well proportioned bedrooms and a family bathroom.

Whether you are a first-time buyer or seeking a family home, this townhouse on Old School Lane is sure to impress. Do not miss the chance to make this lovely property your new home.

EPC Rating C  
Council Tax Band C

**Entrance Lobby**  
Timber door. Alarm panel. Stairs to first floor. Door to lounge.

**Living Room**  
12'7" max x 13'8" (3.85 max x 4.18)  
UPVC window. Radiator. Door to kitchen.

**Kitchen/diner**  
12'7" x 9'4" (3.84 x 2.86)  
Fitted with wall and base units and coordinating worktops. Built in oven with 4 ring gas hob and extractor hood above. Sink and half bowl with drainer. Timber window. Radiator. Boiler. Space for dining table and chairs.

**Conservatory**  
13'6" x 9'7" (4.12 x 2.93)  
Brick built conservatory with UPVC windows and doors leading into the conservatory.

**Stairs to first floor**  
**First floor landing**  
Loft hatch. Door to further rooms.

**Bedroom One**  
12'8" x 10'2" max (3.86m x 3.10m max)  
UPVC window. Radiator. Integrated storage.





**Bedroom Two**  
13'0" max x 9'3" (3.96m max x 2.82m)  
UPVC window. Radiator.

**Bedroom Three**  
9'8 max x 7'11 (2.95m max x 2.41m)  
UPVC window. Radiator.

**Bathroom**  
7'11" x 5'9" (2.42 x 1.76)  
Fitted three piece suite comprising; bath with shower over, wash hand basin and toilet.  
Radiator. Opaque UPVC window.

**Garage**  
16'5" x 8'2" (5.02 x 2.49)  
With up and over door. Laid on with power and light.

**Outside**  
To the front of the property is a paved driveway, offering off street parking for 2 cars. There is also access to the up and over garage.

To the rear of the property is an enclosed private garden, mainly laid to lawn with two patio areas. With established trees and shrubs bringing some further privacy and added colour to the space.

**Material Information**  
This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is C. The Local Authority is the City of York Council  
The property Electricity Supplier is Northern Power Grid.  
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.  
The property has a combi boiler which supplies the heating and hot water.  
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

**Additional Information**  
The property is currently rented out for £700PCM, the tenant has lived there for 17 years.  
Boiler was installed 7/2/22 with a 10 year warranty.  
Conservatory was installed 17/03/03, new roof installation around 5 years ago.  
Deposit held within the DPS.

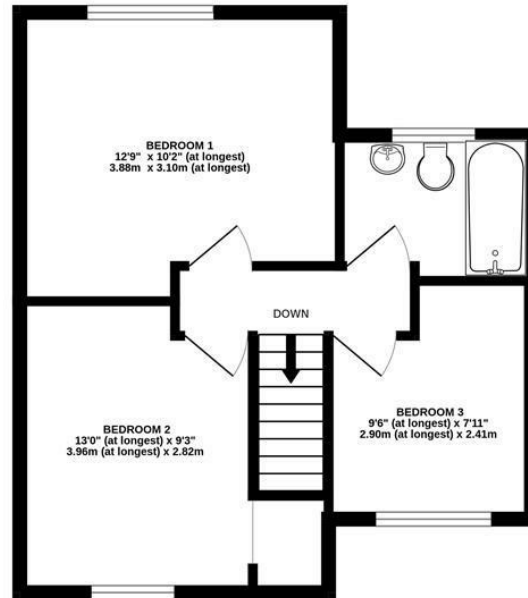
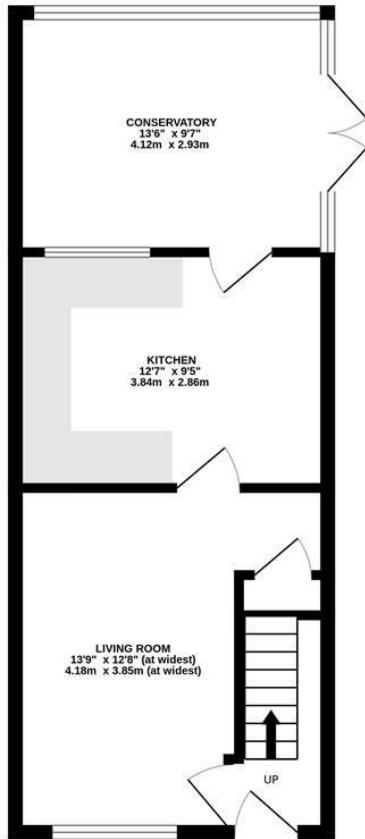
Please note the property can be sold with vacant possession.

This information has been provided to us by the seller and is correct at the time of marketing. If you have any questions please contact us in the office.



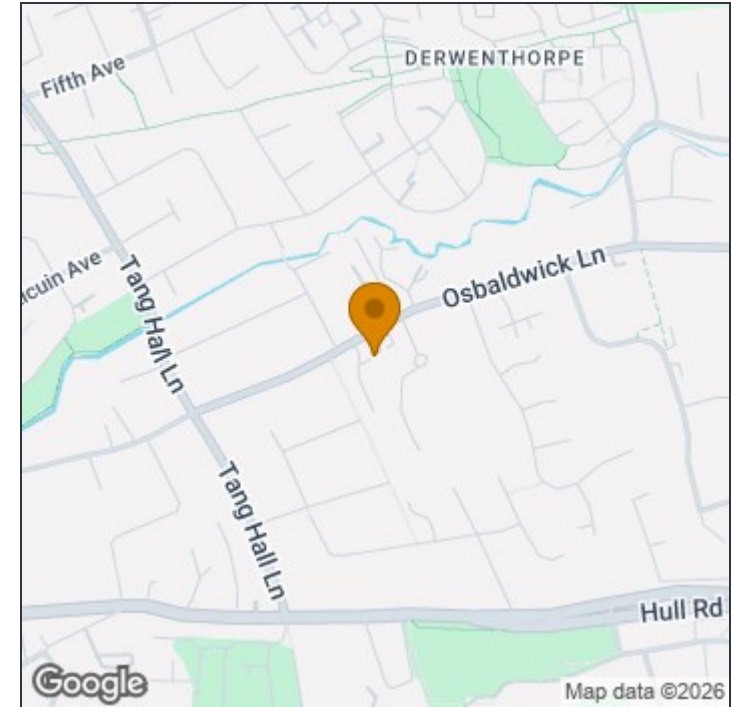
GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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