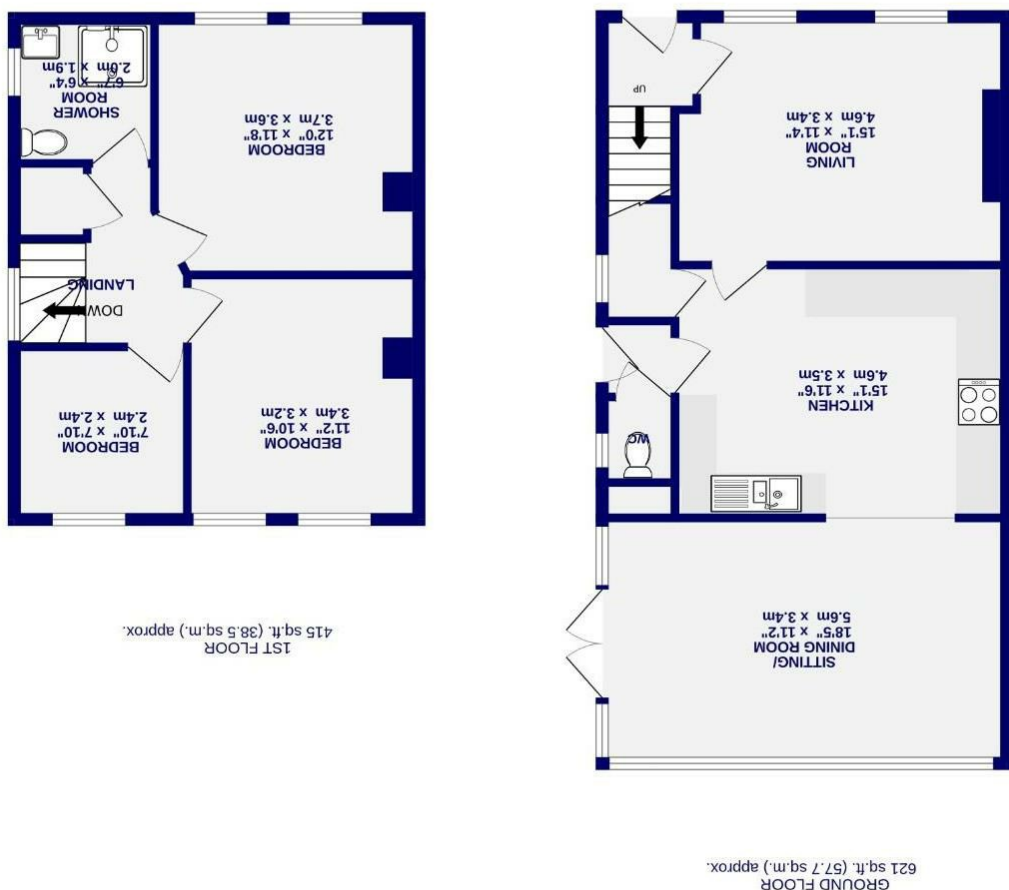


These particular images have been prepared as accurately as possible and should be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement or fact 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 Ashlons 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

While every attempt has been made to ensure the accuracy of the floor area measurements of rooms and any other areas are appropriate, it included in the plan the organizations will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is 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.



- Council Tax Band - B
- End Terrace House
- Three Bedrooms
- Modern Kitchen
- Rear Extension
- Driveway & Garage
- No Onward Chain
- EPC D

Freehold

Woolnough Avenue
Osbaldwick, York
YO10 3RF



Woolnough Avenue
Osbaldwick, York
YO10 3RF

£325,000

3 1

A fully renovated and beautifully presented three bedroom end of terrace home, tucked away within a quiet cul de sac just off Hull Road, offering modern living in a highly convenient location.

Woolnough Avenue is ideally positioned within easy reach of local shops, well regarded schools and The University of York, making it an excellent choice for families, first time buyers or investors.

The property has been comprehensively updated by the current owners, including redecoration throughout, new carpets, new flooring to the kitchen and ground floor WC, a new boiler, new radiators, updated electrics and a new fuse board, creating a home ready to move straight into.

Internally, the property is entered via a welcoming entrance hallway with access to a ground floor WC. To the front is a bright and spacious lounge, whilst to the rear is a modern kitchen diner fitted with a range of units and integrated appliances, offering plenty of space for everyday living. The kitchen opens through into a large conservatory, creating an additional reception space with room for dining and direct access out to the garden.

To the first floor are two well proportioned double bedrooms, a third single bedroom and a modern shower room.

Externally, the property benefits from a generous driveway providing off street parking for two vehicles, leading to a detached garage with power and lighting. To the rear is a large, enclosed garden, mainly laid to lawn with a raised patio seating area, creating a private and ideal space for outdoor entertaining.

