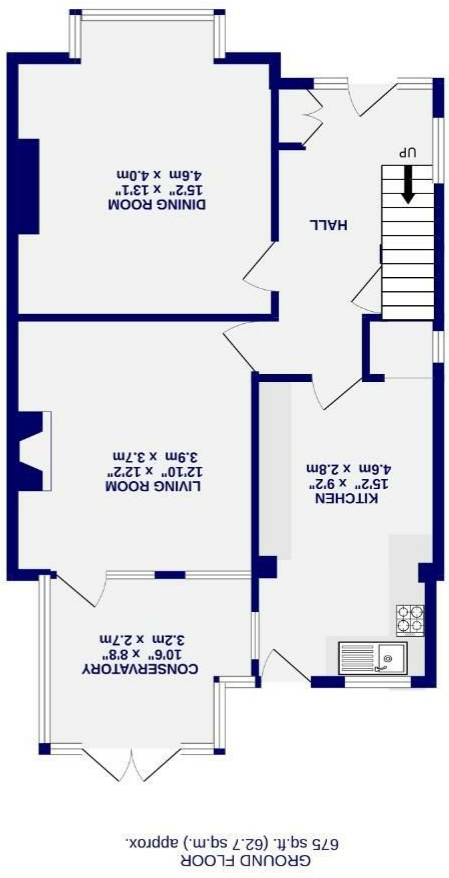
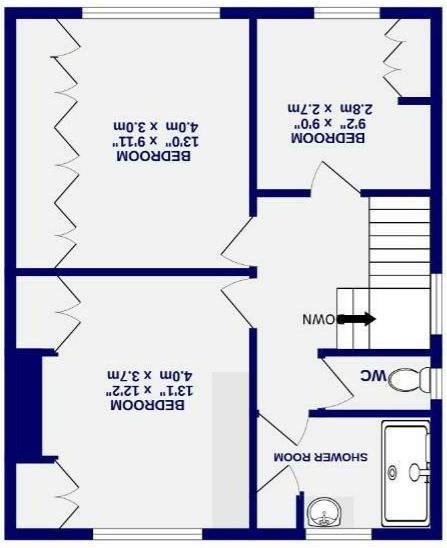
Freehold
Council Tax Band - D

- Period Semi Detached House
- Three Bedrooms
- Two Reception Rooms With Conservatory
- Stunning South-West Facing Rear Garden
- Garage & Driveway
- Private Setting
- No Onward Chain
- EPC - D

Ousecliffe Gardens
Water End, York
YO30 6LX



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.

TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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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Ousecliffe Gardens

Water End, York

YO30 6LX

£650,000

3 1

Tucked away on a quiet residential cul-de-sac just off Water End, this attractive three-bedroom period semi-detached home occupies a wonderful plot and offers excellent potential to create a superb long-term family home.

Situated on a charming tree-lined road, often overlooked due to its discreet position beyond Westminster Road, the property enjoys easy access to picturesque riverside walks leading into York City Centre and beyond. Having been in the same ownership for many years, the house retains a wealth of original period features and presents exciting scope for further development or extension, subject to the necessary consents.

Internally, a welcoming entrance hall provides access to two generous reception rooms, both benefiting from ornate fireplaces, picture rails, and decorative coving that enhance the character of the home. The rear reception room opens into a beautiful and light-filled conservatory, enjoying delightful views over the garden and creating a wonderful additional living space.

To the rear of the property is a spacious kitchen, which has been slightly extended to provide ample room for a range of units, worktop space, and everyday dining.

To the first floor are three well-proportioned bedrooms, including two comfortable doubles with built-in storage, together with a generous single bedroom. Completing the internal accommodation is a shower room and a separate WC.

Externally, the property boasts a stunning south-westerly facing rear garden of impressive size, featuring extensive lawned areas, mature planting, and established borders that provide a high degree of privacy. To the front is a neat garden and driveway parking leading to a single garage.

Offered with no onward chain, this is a rare opportunity to acquire a characterful period home in one of York's most desirable residential locations. Early viewing is highly recommended.



















