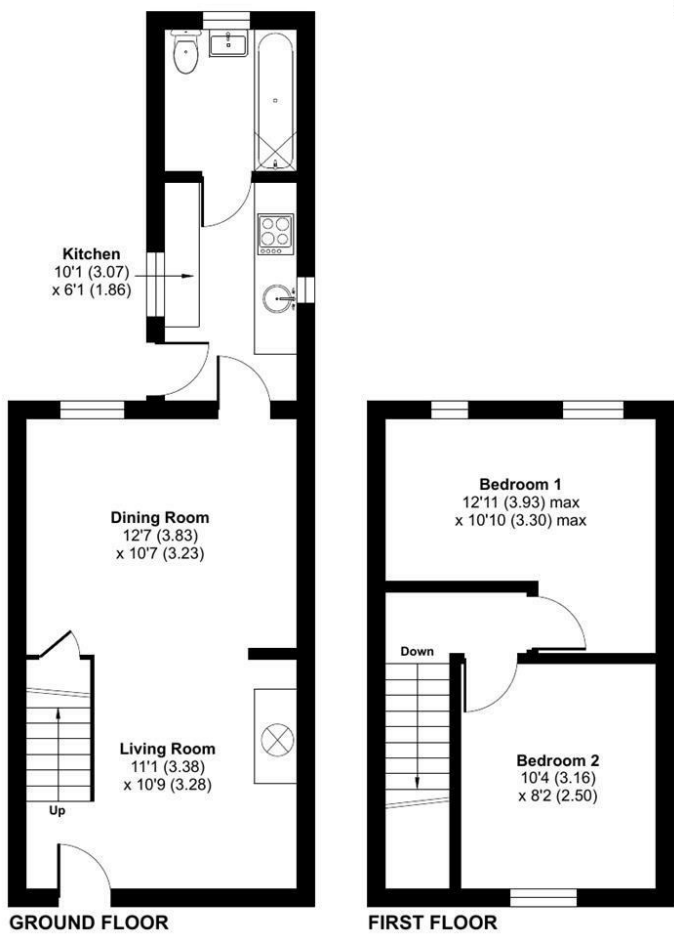


FOR SALE

73 York Street, Oswestry, SY11 1LS



Approximate Area = 652 sq ft / 60.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1255254



FOR SALE

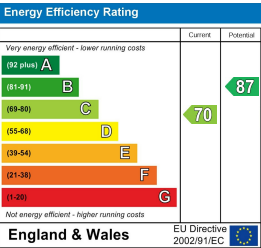
Offers in the region of £139,950

73 York Street, Oswestry, SY11 1LS

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



* NO CHAIN * A lovely light and airy 2 Bedroom Terrace House situated a short level walk from the town centre. In the last 18 months the property has had a new central heating system installed, been completely rewired, had a new roof and been fully replastered making this property ideal for immediate occupation. The property benefits from an open plan living/dining room with fitted log burner, modern kitchen with appliances and a contemporary bathroom. To the rear there is a good size low maintenance garden and small gravel garden to the front.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Charming 2 Bedroom Terraced House
- Edge of Town Location
- Open Plan Living/Dining Room
- Fitted Log Burner
- Modern Kitchen & Bathroom
- Low Maintenance Rear Garden

DIRECTIONS

From our office on Church Street turn left onto Willow Street and continue to the first junction at which turn right onto Castle Street. Continue and take the first left onto Oak Street and then second right onto York Street. Proceed and the property will be found on the right hand side identified by the Agent's for sale board.

SITUATION

The property is situated towards the fringe of Oswestry town centre, which can be reached easily on foot. The town itself provides a good range of shopping and leisure facilities, and affords easy access to the A5/A483/A495, which gives easy daily travelling to Shrewsbury and Telford to the south and Wrexham, Chester and the Wirral to the North. Gobowen Railway Station, some 3 miles distant, offers commuters easy access to main line routes.

DESCRIPTION

A well presented 2 bedroom terraced house offering a warm and inviting layout on the fringe of the town centre. In the last 18 months the property has had a new central heating system installed, been completely rewired, had a new roof and been fully replastered making this property ideal for immediate occupation. Inside, the open-plan living/dining room is flooded with natural light and is ideal for relaxing and dining. The kitchen features built-in appliances and a good amount of storage cupboards whilst upstairs there are two double bedrooms. The property also benefits from a contemporary bathroom.

ENTRANCE

A uPVC double glazed door leads into:

OPEN PLAN LIVING/DINING ROOM

Fireplace with fitted log burner and tiled hearth, wood effect flooring, uPVC double glazed windows to front and rear aspects, door to stairs, archway through to:

KITCHEN

Fitted with a range of base units and eye level wall cupboards with worktops over. Built-in low level oven with hob above and stainless steel chimney extractor hood over. One and a half bowl stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, wood effect flooring, ceiling spotlighting, dual aspect uPVC double glazed windows, door into:

BATHROOM

Fitted bathroom suite comprising panelled bath with shower over, vanity wash hand basin and low level flush WC. Obscure uPVC double glazed window, aqua boarding to walls.

FIRST FLOOR LANDING

With doors leading to:

BEDROOM 1

UPVC window to front aspect.

BEDROOM 2

Two uPVC double glazed windows to rear elevation, gas fired central heating boiler.

OUTSIDE

To the front of the property is a gravelled forecourt. To the rear off the property is a good size low maintenance garden laid to gravel. A gate at the side of the property gives pedestrian access to the rear.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating is installed. None of these have been tested.

TENURE

Freehold. Vendors must confirm via their solicitor.

COUNCIL TAX

The property is currently banded in Council Tax Band A - Shropshire Council.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.