







Brooklands, , York, YO10 3NU

- Three Bedroom Semi-Detached House
- Spacious Living Accommodation
- Enclosed Rear Garden
- Popular Osbaldwick Location
- Integral Garage And Driveway
- Council Tax Band - C

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HERE TO GET *you* THERE

£335,000

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DESCRIPTION

Situated in the popular Osbaldwick area of York, this spacious three bedroom semi-detached house offers generous living accommodation, an integral garage and an enclosed rear garden. The property provides an excellent opportunity for buyers looking to put their own stamp on a home in a sought-after residential location.

The accommodation begins with an entrance porch and hallway leading into a good-sized living room with a feature fireplace and bay window. To the rear is a fitted kitchen opening through to a separate dining room, which benefits from French doors leading out to the garden. A ground floor W.C. and access to the integral garage complete the downstairs accommodation.

To the first floor are three bedrooms, including a particularly spacious main bedroom with fitted wardrobes. The property benefits from a main shower room, while the second bedroom has the addition of a bath, wash basin and W.C., offering a flexible arrangement to suit different needs.

Externally, the property benefits from a driveway providing off-street parking and access to the integral garage. To the rear is an enclosed garden featuring a patio, lawn and established planting, providing a pleasant outdoor space.

Osbaldwick remains a popular residential area of York, offering a good range of local amenities, shops and schooling. The property is also conveniently positioned for access to York city centre, the University of York and the wider road network.







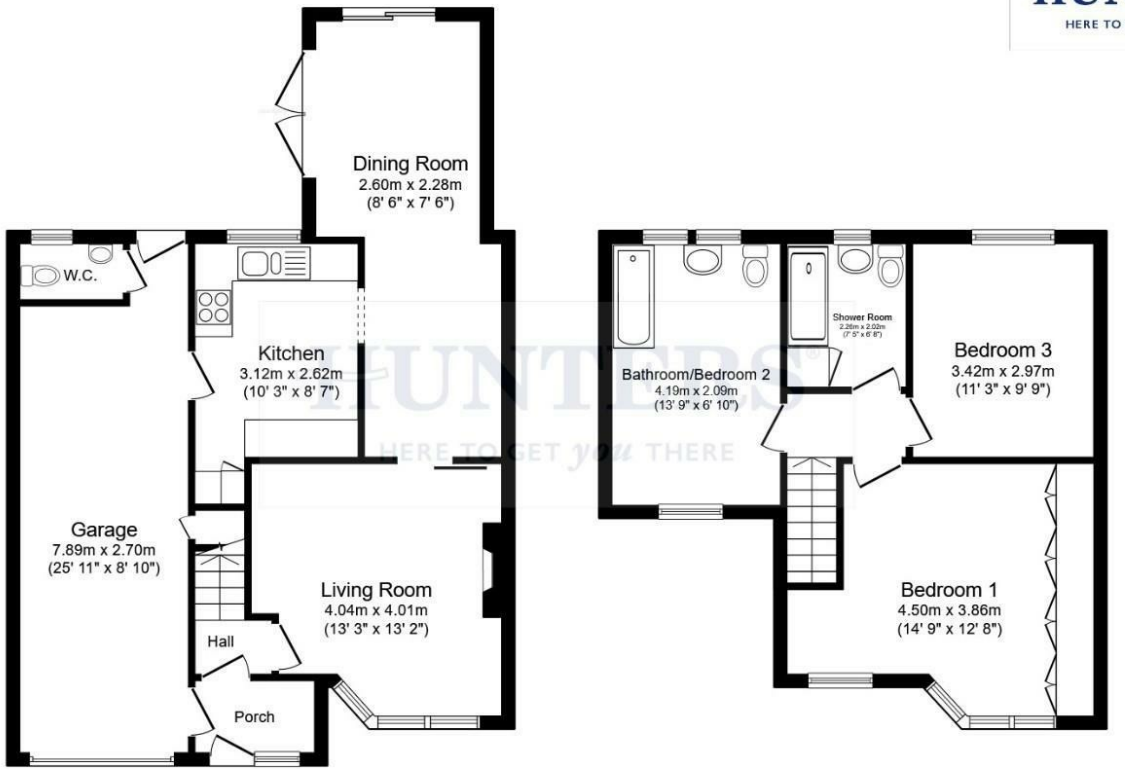












Total floor area 117.1 m² (1,261 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Viewings

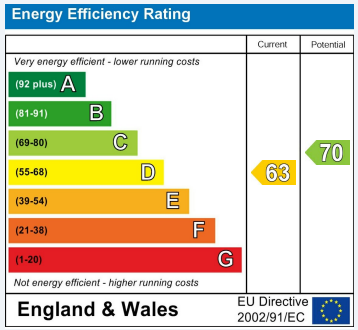
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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