



## St. Marys Grove, York, YO10 3PZ

- Three-Bedroom Semi-Detached Home
- Bay-Fronted Living Room & Separate Dining Room
- Driveway Parking Plus Utility & Ground Floor WC
- Quiet Osbaldwick Cul-De-Sac Setting
- Private Rear Garden Backing Onto Playing Fields
- Council Tax Band C

**£325,000**



# St. Marys Grove, York, YO10 3PZ

## DESCRIPTION

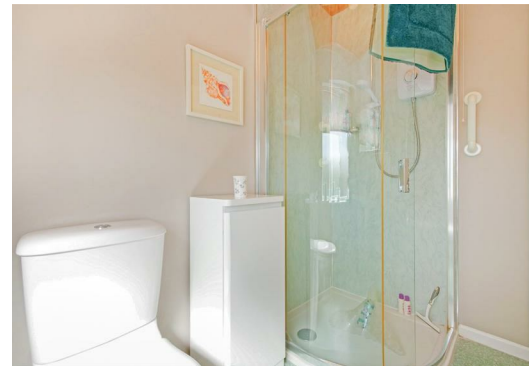
A three-bedroom semi-detached home in Osbaldwick, offered for sale with no onward chain, positioned in a quiet cul-de-sac close to York city centre. The property enjoys a private rear garden with open views across Osbaldwick's playing fields, driveway parking and well-balanced accommodation across two floors.

The ground floor opens with an entrance porch and central hallway, leading to a bay-fronted living room to the front elevation and a separate dining room to the rear. The kitchen sits adjacent to the dining room and is supported by a useful utility area, ground floor WC and additional store space.

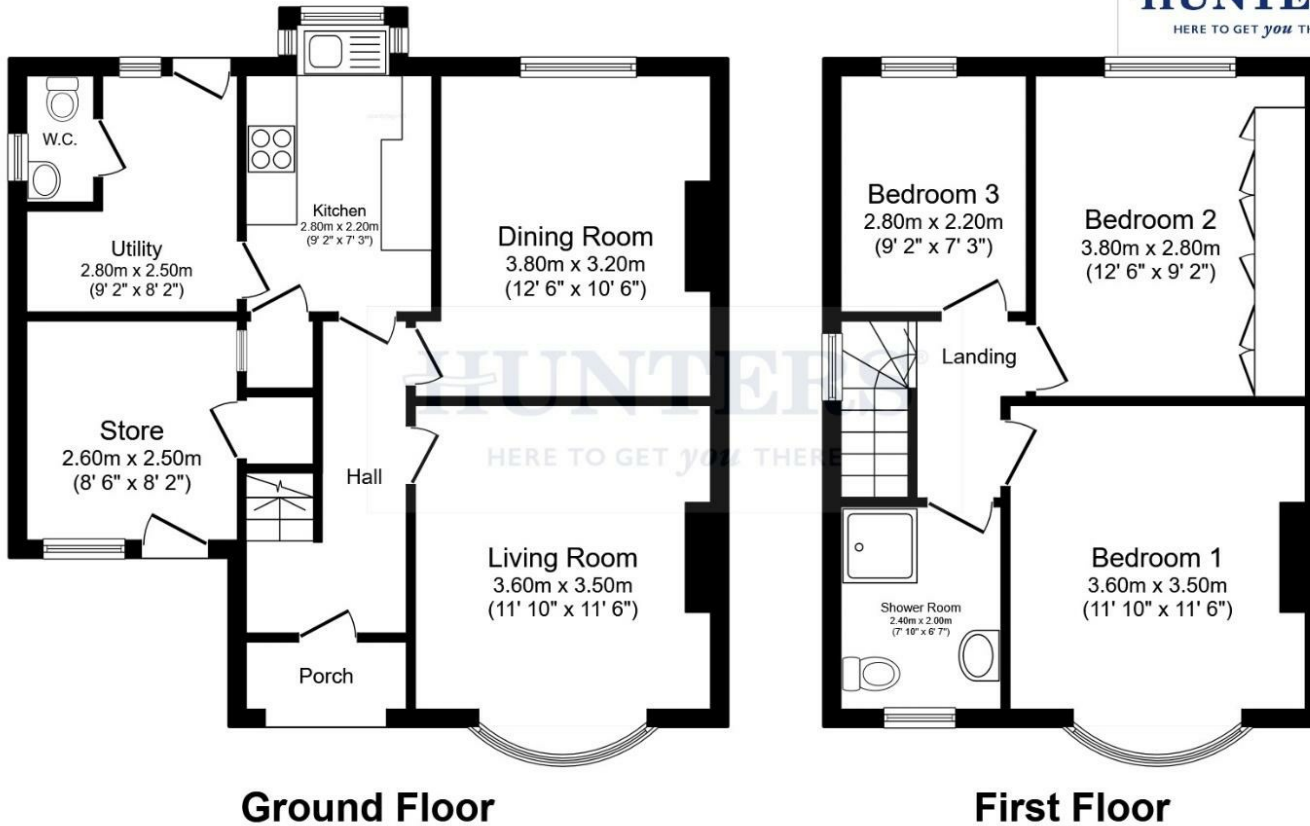
To the first floor are three bedrooms, including two well-proportioned doubles, along with a shower room accessed from the landing.

Externally, the home features a private rear garden, plus a front garden and driveway providing off-street parking.

Located on St. Mary's Grove in the heart of Osbaldwick, the property offers excellent access to local amenities, schooling and transport links into York city centre, while benefiting from the peace of a quiet cul-de-sac setting.







Total floor area 99.1 m<sup>2</sup> (1,067 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

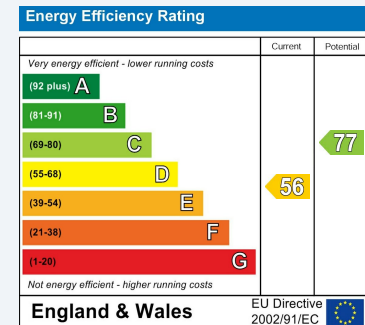
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.