

£325,000

Thirkleby Way, Osbaldwick, YO10



- Four Double Bedrooms
- Ground Floor WC
- Modernised To A High Standard
- Utility Room
- Feature Window Seat
- No Chain

Simon Says "Finished to a very high standard is this extended four double bedroom family home which has recently undergone a programme of modernisation by the current vendors... Check out the newly fitted Kitchen/Diner with feature window seat!"

Thirkleby Way, Osbaldwick, YO10

Entrance Hall

Upvc double glazed door, laminate flooring, power points, staircase, designer radiator

Lounge

Upvc double glazed bay window, living flame gas fire, TV point, phone point, carpet, power points, radiator

Kitchen/Diner

A range of newly fitted wall and base units and solid oak worktops, space for dishwasher, circular sink and drainer unit, laminate flooring, power points, integral electric oven with halogen hob and extractor hood, designer radiator, radiator, LED spotlights, understairs pantry, Upvc double glazed French doors and window incorporating window seat

Utility Room

A range base units with sink unit, plumbing for washing machine, radiator, vinyl flooring, LED spotlights, wall mounted gas combination condensing boiler, power points, Upvc double glazed window and door

Cloaks/WC

WC, wash hand basin with base unit, chrome heated towel rail, extractor fan

Landing

Access to boarded loft via drop down ladder, LED spotlights, carpet, power point

Bedroom 1

Upvc double glazed bay window, carpet, power points, radiator, TV point

Bedroom 2

Upvc double glazed window, carpet, power points, radiator, TV point

Bedroom 3

Upvc double glazed windows, carpet, power points, radiator, TV point

Bedroom 4

Upvc double glazed window, carpet, power points, radiator, TV point

Bathroom

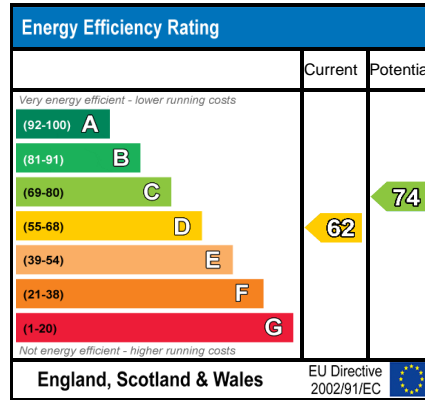
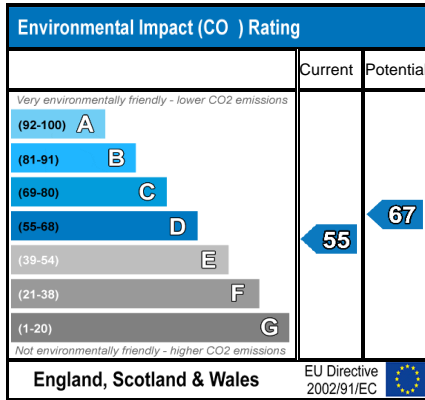
A three piece white suite comprising panelled bath with electric shower, WC, wash hand basin, chrome heated towel rail, LED spotlights, vinyl flooring, extractor fan, Upvc double glazed opaque window

Garage

Up and over door, power points and lighting

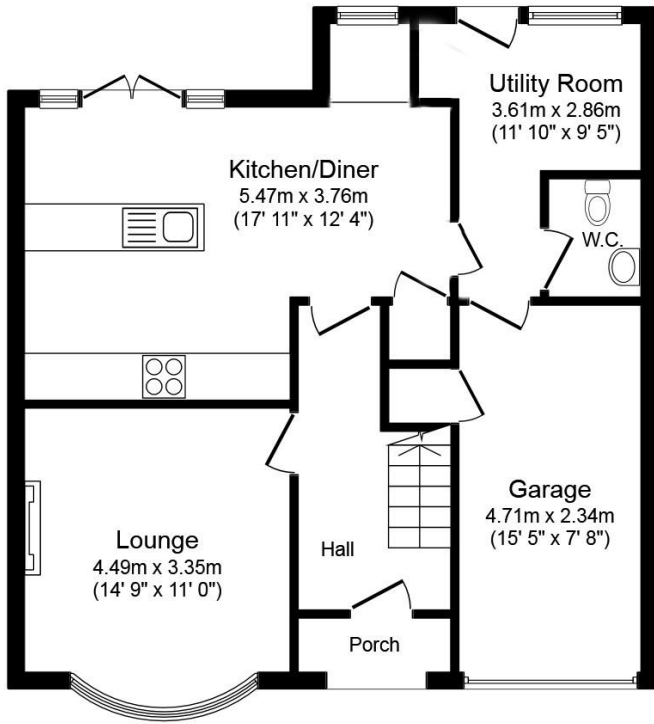
Outside

A South West facing rear garden laid to lawn with paved sitting areas, raised flower beds and borders with water feature. To the front is a low maintenance garden and driveway providing off street parking for more than one vehicle



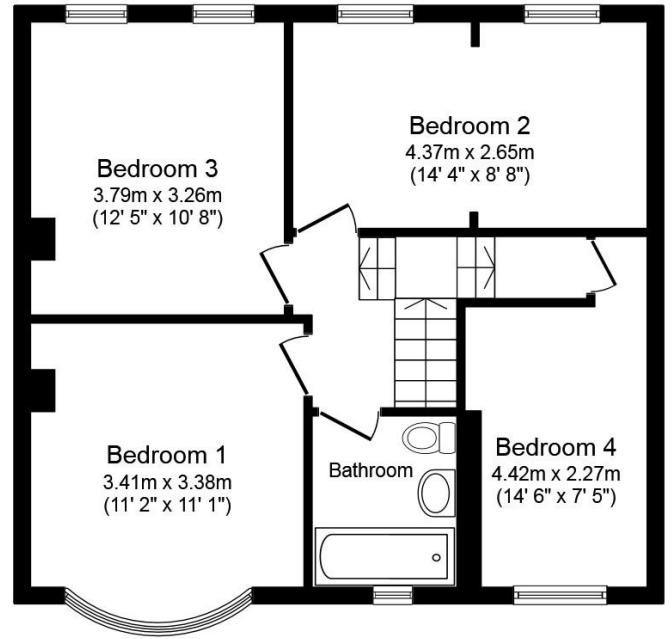






Ground Floor

Floor area 62.0 sq. m. (667 sq. ft.) approx



First Floor

Floor area 58.0 sq. m. (624 sq. ft.) approx

Total floor area 120.0 sq. m. (1,292 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Directions

Leave York along Lawrence Street and continue along on to Hull Road. Proceed to the roundabout and turn left on to Tranby Avenue. Take the third turning left onto Farndale Avenue. Take the second right on to Thirkleby Way following the road to the end of the street where the property is located on the left hand side.

Location

Local shops and amenities in Osbaldwick including convenience stores, excellent primary and secondary schools and sports club. There are frequent bus links to York City Centre and Railway Station. The A64 & A1079 are both easily accessible providing further links to Leeds, Scarborough & Hull

VIEWING BY APPOINTMENT WITH AGENTS INDIGO GREENS

Blake House, 18 Blake Street, York, YO1 8QG T: 01904 373044 E: info@indigogreensyork.co.uk W: www.indigogreensyork.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER INDIGO GREENS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.