



18 Osbaldwick Lane
York YO10 3AX

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£210,000

INVESTORS and KEEN BUYERS will see the opportunity in this smart three bedroom town house on Osbaldwick Lane. The house has been looked after by the previous owner and has some lovingly created features in the dining room and exterior area. The house needs modernising, this would include adding heating to the first floor and updating the kitchen and bathroom. It may be that the current kitchen and bathroom are up cycled as they are very charming. The house has a larger than average garden that has been split to provide a large vegetable garden at the rear and a cosy lawned garden. The house lies on Osbaldwick Lane which is close to the amenities on Tang Hall Lane and connects to the lovely Osbaldwick village.

Council tax band B
EPC tbc

Hallway

Lounge

10'11" x 12'0" (3.34 x 3.67)

Two windows to the front. Radiator. Sliding doors to the dining room.

Dining Room

11'3" x 10'7" (3.43 x 3.23)

Two windows. Radiator. Feature home made unit on the chimney breast and in the alcoves.





Kitchen

11'2" x 7'9" (3.42 x 2.38)

Original units. Window. Door to large larder unit. Rear door.

Landing

Window. Built in cupboards on the ground floor.

Bedroom One

10'11" x 8'6" to wardrobes (3.35 x 2.6 to wardrobes)

Two windows. Wardrobes.

Bedroom Two

11'3" x 10'2" (3.44 x 3.10)

Two windows.

Bedroom Three

7'10" x 8'0" (2.41 x 2.45)

Window.

Bathroom

Original suite in mustard. Fully tiled. Cupboard. Window.

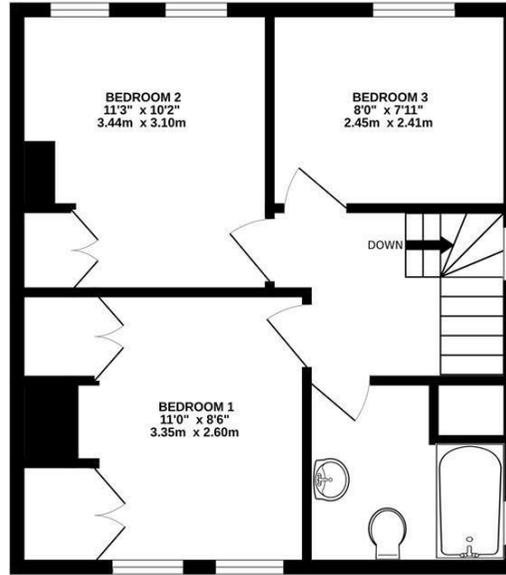
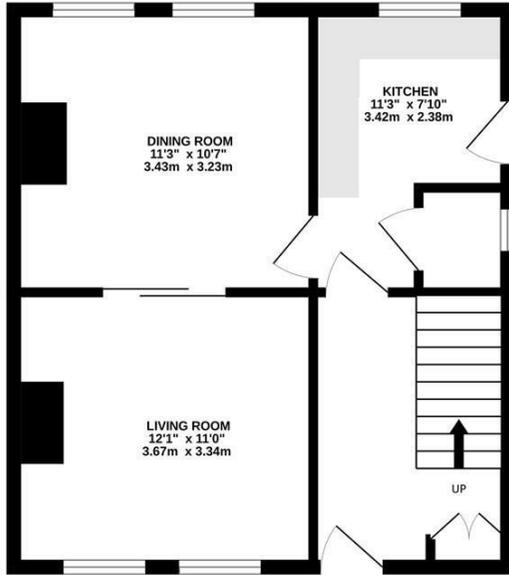
Outside

To the front of the property there is a driveway and front garden area. To the rear the garden has been split to offer a patio and lawned area in one section and a large vegetable patch in the other. Old coal store. Wooden store. Pidgeon coop.



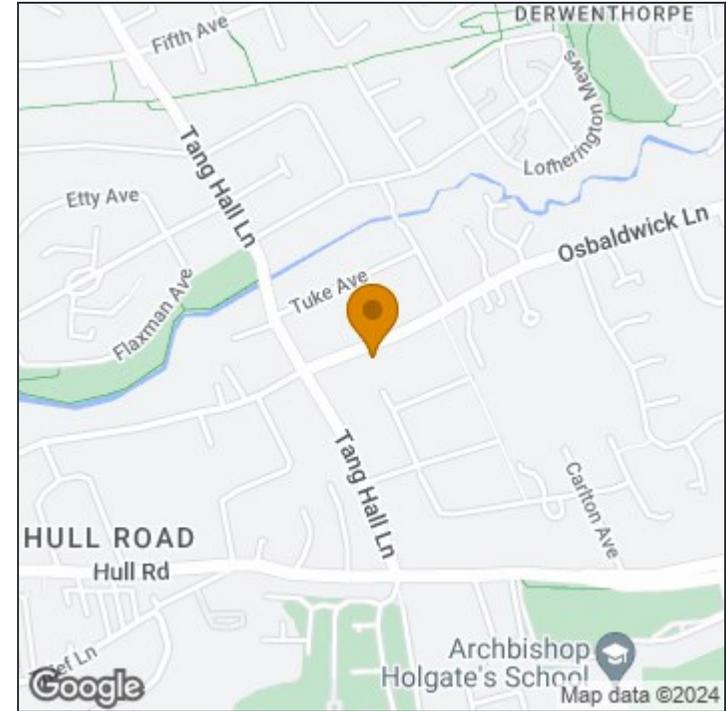
GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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