



Woolnough Avenue  
Osbalwick, York  
YO10 3RF

£325,000



A fully renovated and beautifully presented three bedroom end of terrace home, tucked away within a quiet cul de sac just off Hull Road, offering modern living in a highly convenient location.

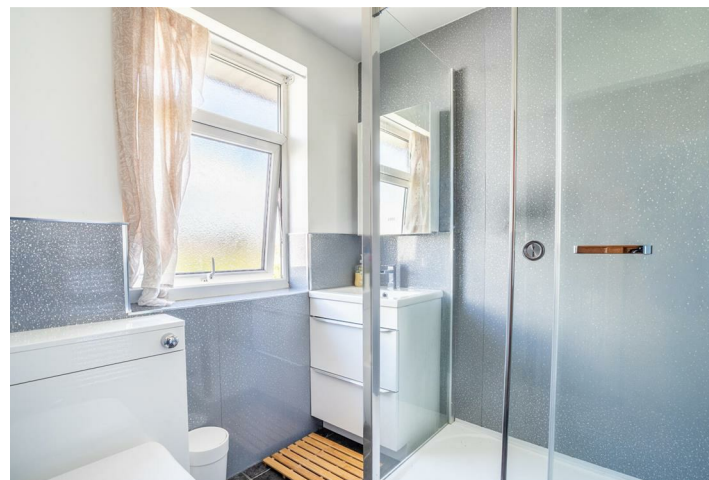
Woolnough Avenue is ideally positioned within easy reach of local shops, well regarded schools and The University of York, making it an excellent choice for families, first time buyers or investors.

The property has been comprehensively updated by the current owners, including redecoration throughout, new carpets, new flooring to the kitchen and ground floor WC, a new boiler, new radiators, updated electrics and a new fuse board, creating a home ready to move straight into.

Internally, the property is entered via a welcoming entrance hallway with access to a ground floor WC. To the front is a bright and spacious lounge, whilst to the rear is a modern kitchen diner fitted with a range of units and integrated appliances, offering plenty of space for everyday living. The kitchen opens through into a large conservatory, creating an additional reception space with room for dining and direct access out to the garden.

To the first floor are two well proportioned double bedrooms, a third single bedroom and a modern shower room.

Externally, the property benefits from a generous driveway providing off street parking for two vehicles, leading to a detached garage with power and lighting. To the rear is a large, enclosed garden, mainly laid to lawn with a raised patio seating area, creating a private and ideal space for outdoor entertaining.





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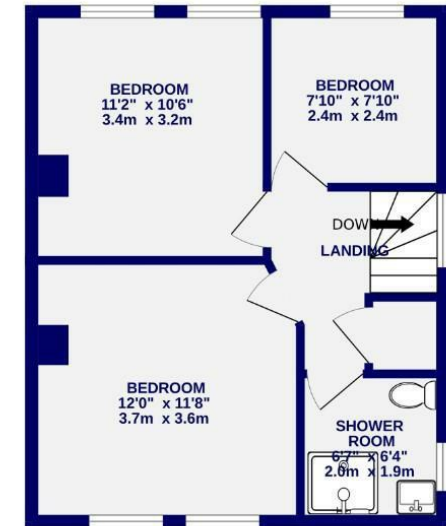
Freehold  
Council Tax Band - B

- End Terrace House
- Three Bedrooms
- Modern Kitchen
- Rear Extension
- Driveway & Garage
- No Onward Chain
- EPC D

GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/storeroom will form part of the overall floor area 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.  
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