

These particulars have been prepared as accurately as possible, but should not be relied upon as a statement of fact. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashfords has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

- Freehold
Council Tax Band - D

The second floor plan features a large living room (14'5" x 11'2") with a fireplace and a bay window, a dining room (13'5" x 11'9"), a kitchen (13'5" x 7'2") with a refrigerator and sink, a sitting room (4'1m x 3'7m), and three bedrooms (14'5" x 11'2", 11'2" x 10'2", and 10'2" x 9'5"). A bathroom (5'10" x 2'2m) is also located on this floor. The plan includes a central staircase with an 'UP' arrow and a 'DOWN' arrow, and a small closet area.

1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.

GROUND FLOOR
546 sq.ft. (50.8 sq.m.) approx.

TOTAL FLOOR AREA : 1099 sq ft (102.1 sq m), approx.



Osballdwick Lane
, York
YO10 3BA

Offers Over £400,000

 3  1

Welcome to the enchanting Bridge Cottage—a truly charming 200-year-old home, steeped in history and character, nestled in a picturesque position on the bridge in the highly sought-after village of Osballdwick. Overlooking the beautiful church and village green, this delightful property offers a rare opportunity to enjoy tranquil village life while remaining within easy reach of local amenities, York University, the city centre, and the ring road for further commutes.

Upon entering this much-loved home, you're welcomed into a versatile front reception room that immediately showcases the property's character and warmth. From here, you step into a cosy living room at the rear of the cottage, complete with French doors opening onto a private patio and offering serene views of the lush country-style garden. To the right of the entrance is a charming dining room, full of period features including exposed beams and a focal fireplace, perfect for entertaining or enjoying peaceful family meals. The kitchen, set to the side of the home, is fitted with solid wood wall and base units that provide ample storage and contribute to the traditional aesthetic. It also offers direct access to the garden.

Upstairs, there are three double bedrooms. The primary bedroom overlooks the beautiful rear garden, while the other two enjoy elevated views of the church and village green, adding to the home's storybook appeal. A well-appointed bathroom completes the accommodation, featuring a modern walk-in shower, floating sink, WC, and built-in storage.

Externally, the property features a traditional walled forecourt and driveway leading to a brick-built garage. The rear garden is a true English country gem, with mature shrubs, flowering plants, and a secluded seating area tucked away on a split level, ideal for enjoying sunny afternoons or quiet evenings.

