



5 Manor View | Oswaldkirk, York

A deceptively spacious three bedroom detached stone bungalow with well maintained gardens located on the southern edge of the popular North Yorkshire village of Oswaldkirk. The property is situated within a quiet cul-de-sac location. Oswaldkirk benefits from a local church and active village hall with community activities, and is within the Howardian Hills Area of Outstanding Natural Beauty.

- An immaculately presented stone bungalow
- Three bedrooms, en-suite and bathroom
- Single detached garage and ample off street parking
- Entrance hall, living room, kitchen and rear lobby
- Delightful front and rear gardens
- Popular village location

Guide Price £495,000



5 Manor View | Oswaldkirk, York



ACCOMMODATION

ENTRANCE HALL

8'1" x 4'0" (2.47 x 1.23)

Access to storage cupboard, radiator.

LIVING ROOM

19'2" x 11'8" (5.85m x 3.58m)

Cast iron wood burning stove on a stone hearth, uPVC double glazed window to the front, vertical radiator.

KITCHEN

19'2" x 12'4" (5.85 x 3.76)

Range of contemporary base and wall mounted units with marble work surface, central breakfast island with inset single sink and drainer, 2no. integral freezers, fridge, dishwasher, electric oven and grill, four ring induction hob with chrome extractor fan over 2no. vertical radiators, bifold doors onto the rear patio area, uPVC double glazed window to the rear with window seat.

REAR LOBBY

Access to storage cupboard.

BEDROOM 1

13'0" x 10'8" (3.97 x 3.26)

uPVC double glazed window to the front, double radiator, sliding doors to the en-suite bathroom.

EN-SUITE BATHROOM

12'0" x 10'2" (3.66 x 3.1)

Dual aspect uPVC double glazed windows to the front and rear, skylight, three piece suite comprising panelled bath, ceramic wash hand over vanity unit, low flush wc, heated towel rail, vertical radiator, partially tiled, laundry cupboard with shelving, plumbing for washing machine and tumble dryer.

BEDROOM 2

13'1" x 9'10" (3.99 x 3m)

uPVC double glazed window to the side, double radiator, fitted wardrobes.

BEDROOM 3

8'11" x 8'7" (2.72 x 2.64)

uPVC double glazed window to the rear, double radiator.





BATHROOM

8'5" x 5'6" (2.59 x 1.68)

Three piece suite comprising shower with glazed screen, wash hand basin over vanity unit, low flush w.c, heated towel rail, 2no opaque uPVC double glazed windows to the rear, extractor fan.

OUTSIDE

To the front of the property there is a well maintained lawned garden, with pebbled stepped path and established herbaceous borders, a private driveway with ample off-street parking leads to a detached single stone built garage. To the rear there is a delightful decked patio area with further flagged patio, generous log store, seating areas, patio beyond with storage shed, and stepped pebbled area with summer house.

SERVICES

We understand that the property is connected to mains electricity, water and drainage; oil fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property. EV Charger located on the driveway.

TENURE

We understand to be freehold with vacant possession upon completion.

VIEWING

By appointment with the Agents, Helmsley office 01439 770232.

WHAT3WORDS

///inserting.songbirds.factored

COUNCIL TAX BAND

Assessed in Band D. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Malton Office.

ENERGY PERFORMANCE RATING

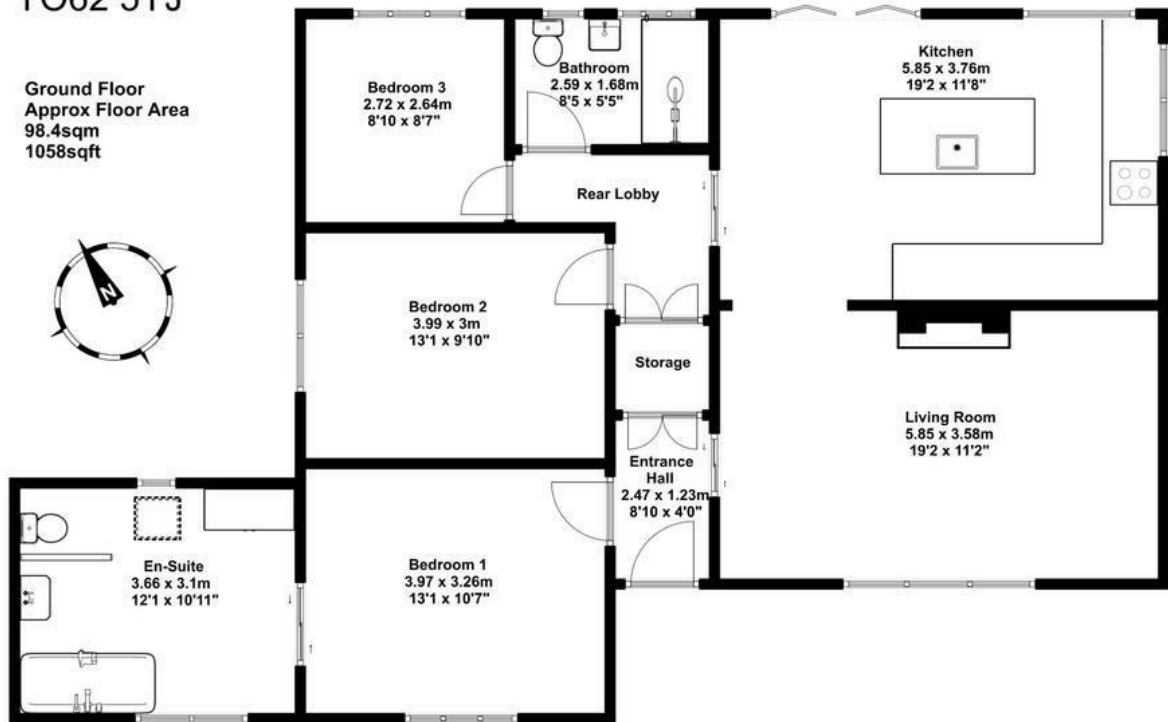
Assessed in Band E. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Helmsley Office.



5 Manor View | Oswaldkirk, York

5 Manor View, Oswaldkirk
YO62 5YJ

Ground Floor
Approx Floor Area
98.4sqm
1058sqft



VIEWING

Strictly by appointment with the Agent.

COUNCIL TAX BAND

D

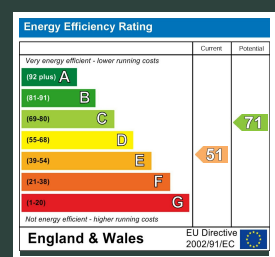
ENERGY PERFORMANCE RATING

E

6 Bondgate, Helmsley, YO62 5BR

t: 01439 770232

e: helmsley@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801