



4 New Walk Orchard St. Oswalds Road

York, YO10 4PF

Guide Price £185,000



Nestled in the serene surroundings of New Walk Orchard on St. Oswalds Road, this charming park home offers a delightful retreat for those seeking a peaceful lifestyle. With a well-designed layout, the property features one inviting reception room that serves as the perfect space for relaxation or entertaining guests.

The home boasts two comfortable bedrooms, providing ample space for family or visitors. Each bedroom is thoughtfully designed to ensure a restful night's sleep, while the two bathrooms add convenience and privacy for all occupants.

This park home is ideal for individuals or couples looking to downsize or enjoy a tranquil living environment. The picturesque setting of New Walk Orchard enhances the appeal, offering a sense of community and connection to nature.

Whether you are seeking a permanent residence or a weekend getaway, this property presents an excellent opportunity to embrace a simpler, more peaceful way of life. Do not miss the chance to make this charming park home your own.

Entrance Hall

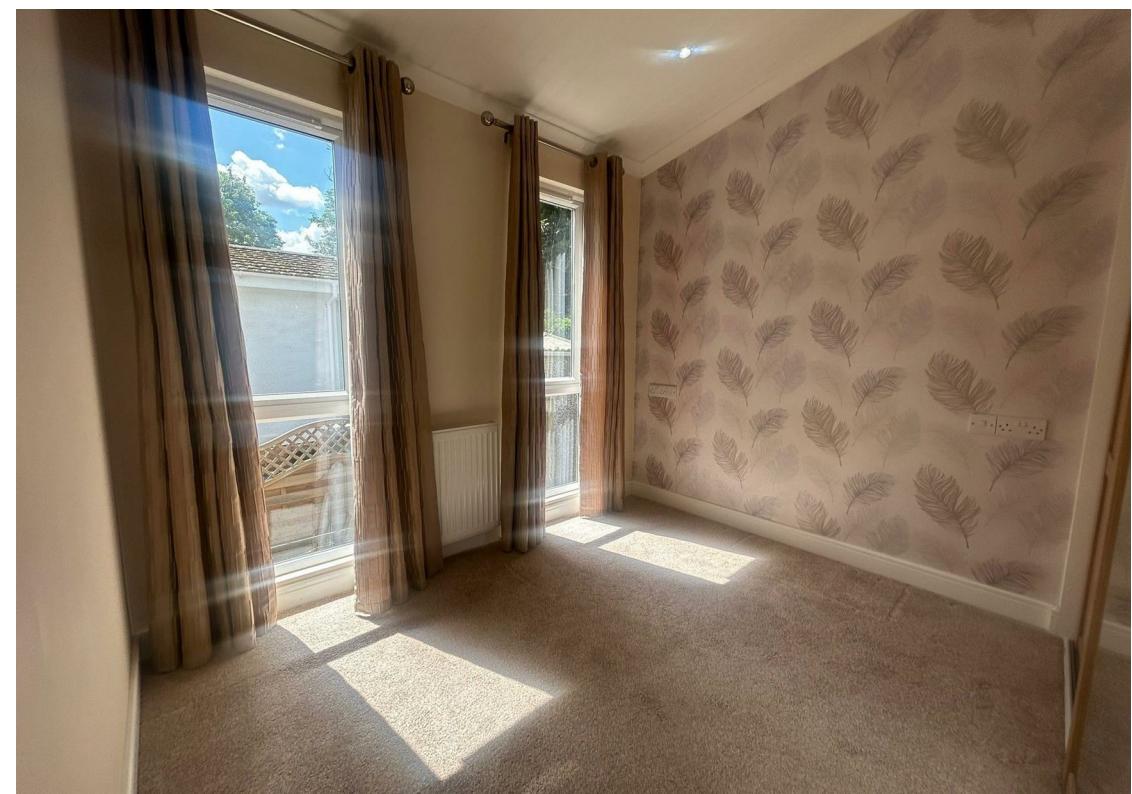
Radiator, walk in cupboard, loft access.

Lounge

Two UPVC double glazed French doors onto outside, 4 UPVC double glazed windows to aspects, double panelled radiator, TV/satellite point, power points. Carpet.

Dining Area

Two UPVC double glazed windows, double panelled radiator, recessed spotlights, power points. Carpet.





Kitchen Area

Fitted kitchen with a range of wall & base units incorporating roll top work surfaces, kitchen island, full range of quality fitted integrated appliances including dishwasher and fridge/freezer, double oven and gas hob, wine rack, UPVC double glazed window to side, double glazed door to side, double panelled radiator, tiled splashback, power points, Velux window to ceiling. Vinyl flooring.

Bedroom 1

Two UPVC double glazed windows to side, built in wardrobe, double panelled radiator, TV point, power points. Carpet.

En-Suite

UPVC double glazed window to side, walk in corner shower unit, vanity unit housing wash hand basin, low level WC, chrome towel rail/radiator, part tiled walls, recessed spotlights, extractor fan, shaver point. Tiled flooring.

Bedroom 2

UPVC double glazed window to side, double panelled radiator, TV point, power points, built in wardrobe & drawers. Carpet.

Dressing Room/WC

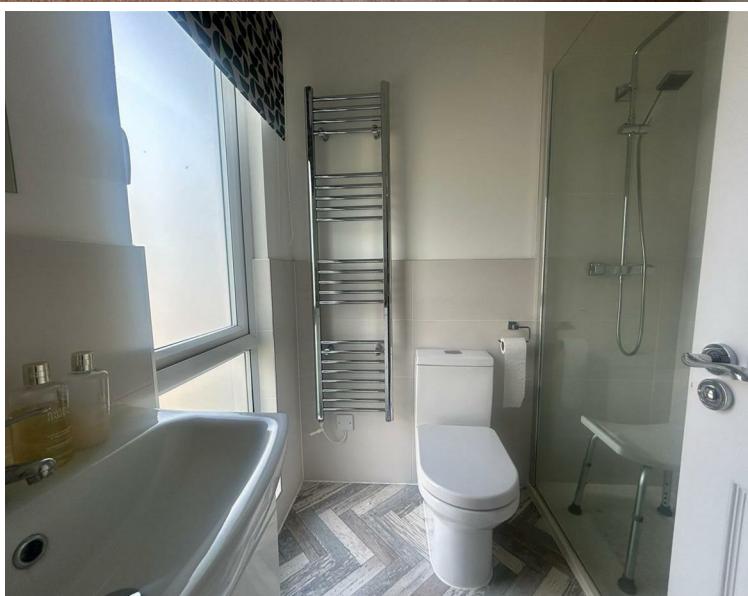
UPVC opaque double glazed window to side, low level WC, vanity unit housing wash hand basin, built in storage cupboard. Vinyl floor.

Outside

Paved driveway, lawned areas all set within beautiful surroundings.

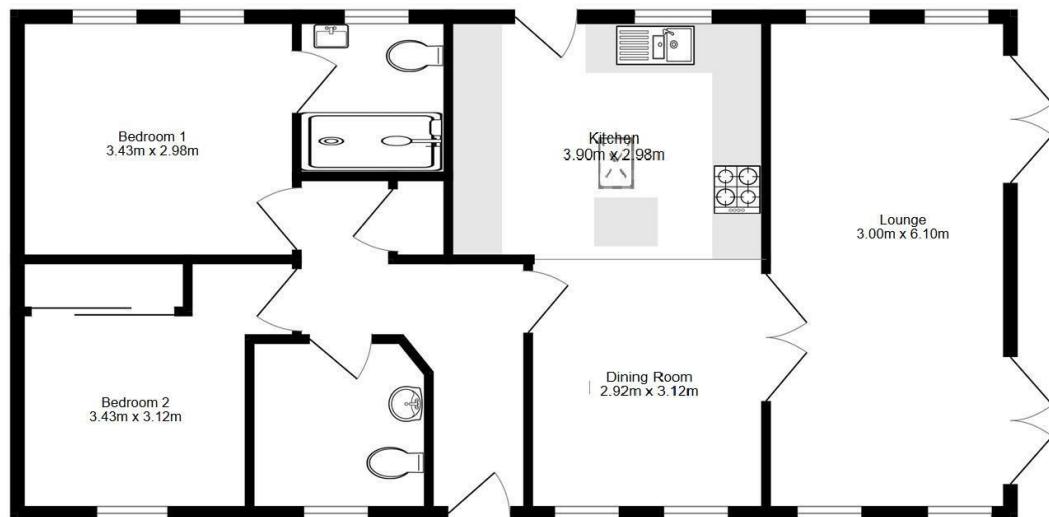
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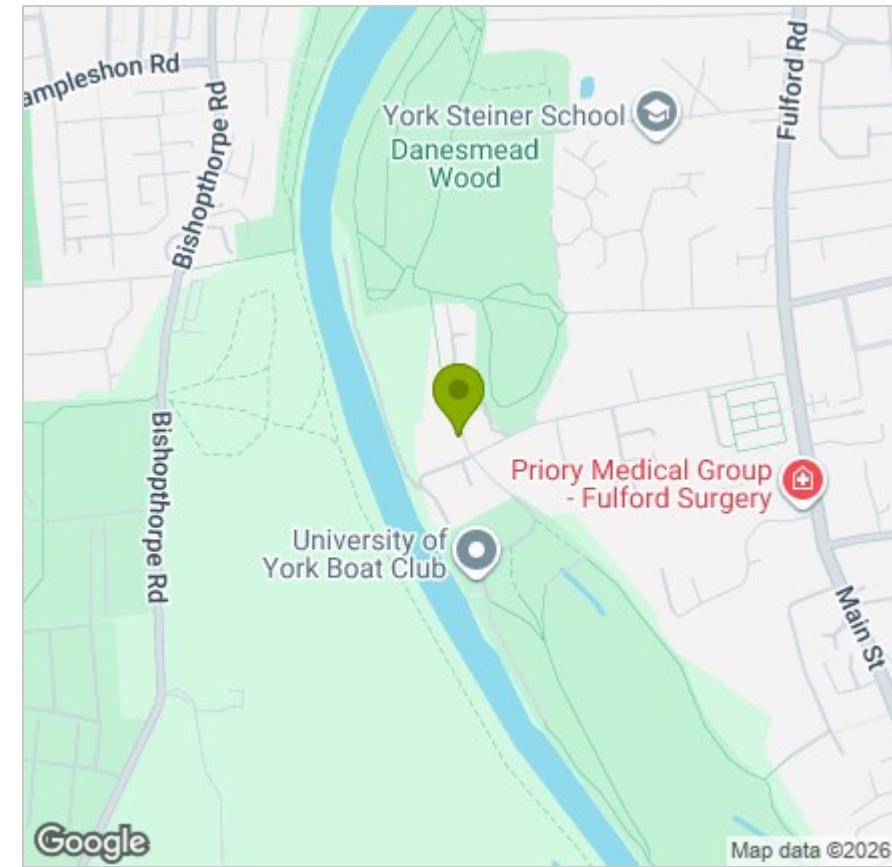
FLOOR PLAN

800 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.4 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 only by any prospective purchasers. 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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LOCATION



EPC

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