



90 Tranby Avenue
York, YO10 3NN
Offers Invited £350,000

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NO ONWARD CHAIN! LONG REAR GARDEN AND READY TO VIEW. A two bed roomed detached bungalow in sought after village of Osbaldwick within York's outer ring road and convenient for the city centre, sought after schools and the A64. This well cared for home offers vast amounts of potential with scope to enhance and extend further and benefits from uPVC double glazing and gas central heating. The property comprises; entrance hallway with access to boarded loft, lounge with bay window, breakfast kitchen, 20ft bedroom 2/sitting room with views down the garden and a three piece shower room. To the outside is a gated front driveway providing ample off street parking with the potential for electric car charging, front lawn, rear patio, mature trees and shubbery extending to approximately 100ft with timber shed, greenhouse and brick built detached single garage/workshop. An accompanied viewing is strongly recommended.



Entrance Hallway

Entrance door, single panelled radiator, laminate flooring, power points, loft access

Kitchen

uPVC window to rear, entrance door, fitted wall and base units with countertop, one and half sink with draining board and mixer tap, space and plumbing for appliances, tiled flooring, power points, wall mounted gas combination boiler



Lounge

uPVC bay window to front, two windows to side, gas fire with surround, two double panelled radiators, carpeted flooring, power points



Bedroom 1

uPVC bay window to front, carpeted flooring, single panelled radiators, power points





Bedroom 2/Sitting Room

uPVC window to rear, sliding doors to patio, two double panelled radiators, carpeted flooring, power points

Bathroom

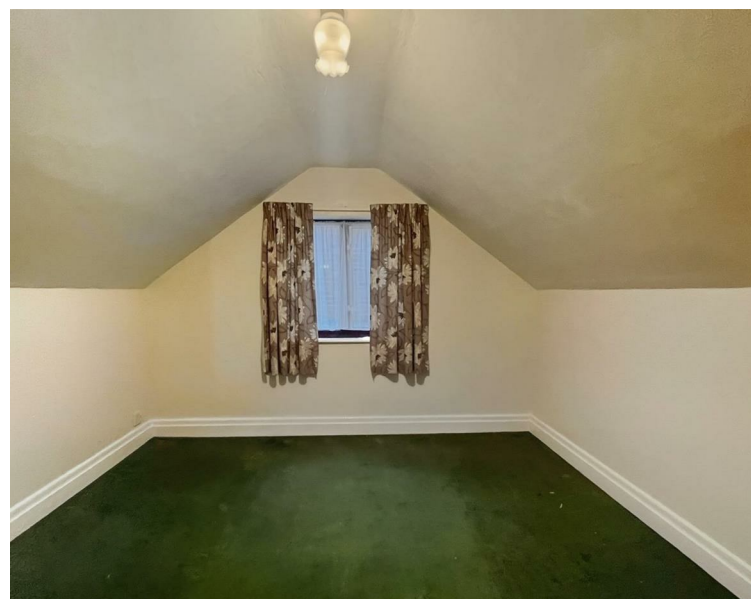
Opaque uPVC window to rear, walk-in shower cubicle, wash hand basin, low level wc, recessed spotlights, extractor fan, vinyl flooring, towel radiator

Outside

Front gated driveway, lawn garden, side access, Rear patio, lawn, greenhouse, summerhouse, outside tap

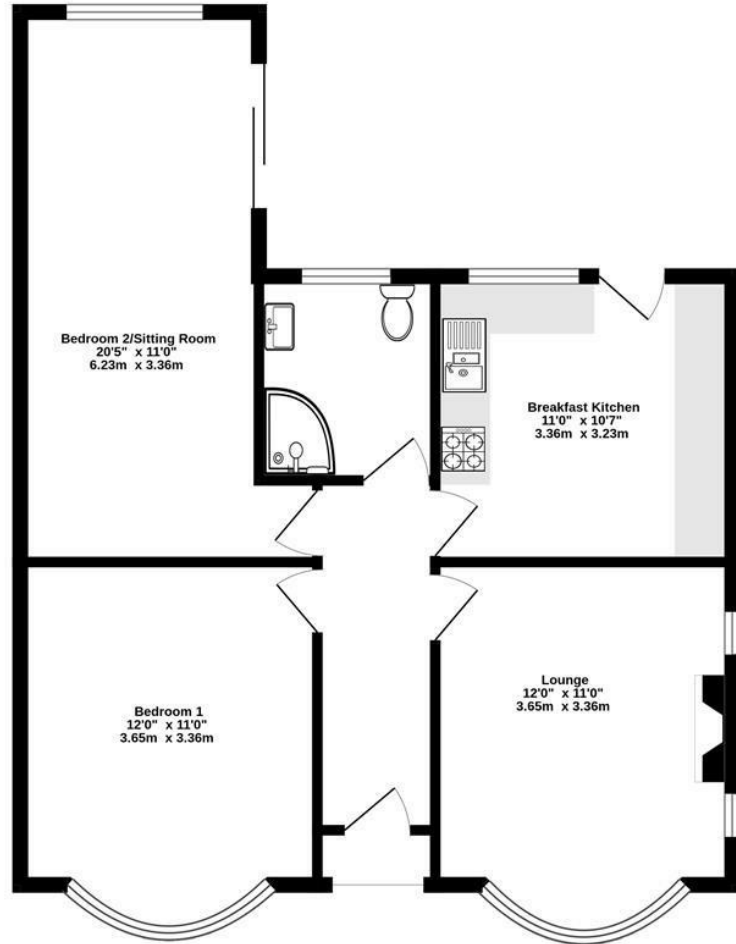
Garage

Up and over door, power and lighting, entrance door to side



FLOOR PLAN

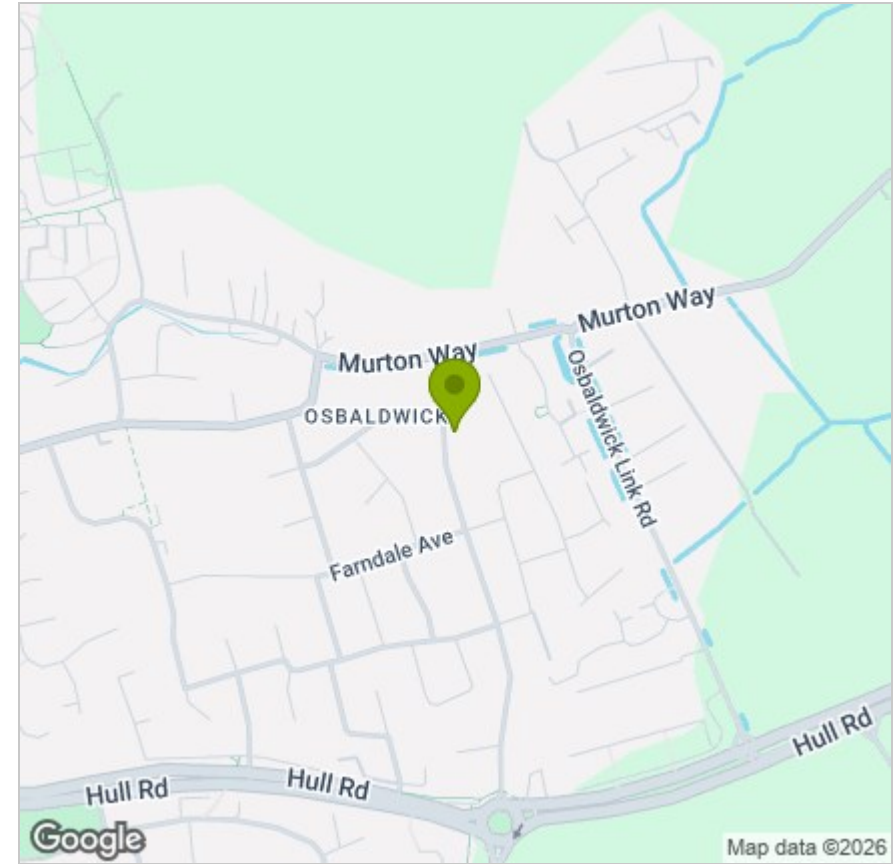
Ground Floor
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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