



25 Ostman Road
York, YO26 5PZ
Guide Price £325,000

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AN EXTREMELY SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE SET ON A CORNER PLOT WITHIN THIS POPULAR RESIDENTIAL AREA CONVENIENT FOR LOCAL AMENITIES AND WITH EASY ACCESS TO THE BY-PASS AND IN TO THE CITY CENTRE. The property has been upgraded by the present owners to provide bright and tastefully presented living accommodation with the benefit of gas central heating and upvc double glazing and comprises entrance hall, lounge with bay window, separate dining room, good sized kitchen with modern fitted units, utility room, cloaks/w.c., landing, 3 double sized bedrooms and a family bathroom/w.c. To the outside there are gardens to front, side and rear plus a block paved driveway. The property has been adapted for disability use. An internal viewing is recommended.

Note

The property has been adapted for disabled use and has a lift from the ground to the first floor

Hallway

Entrance door, stairs to first floor dado rail. Doors to

Lounge

Bright and spacious reception room with bay window to front, ceiling cornicing, feature panelled wall. Laminate wood floor

Dining Room

Currently used as a bedroom with a disability lift to upper floor this spacious room with window to rear makes an ideal 4th bedroom or formal dining room

Kitchen

Modern shaker style kitchen comprising base and wall units, work surfaces, built in electric oven and hob with extractor above, window to side. Door to garden and door to

Utility Room

Wall mounted gas central heating boiler, plumbing for washing machine and space for dryer. Door to





Landing

Window to side. Doors leading to

Bedroom 1

Double bedroom with window to front

Bedroom 2

Double bedroom with window to rear

Bedroom 3

Double bedroom with window to side

Bathroom

Large walk in shower, vanity unit housing wash hand basin, low level w.c., window to rear

Outside

Large front garden set to lawn. To the side is a large block paved area with ample off street car parking. Rear garden with patio area and timber summer house.

Agents Note:

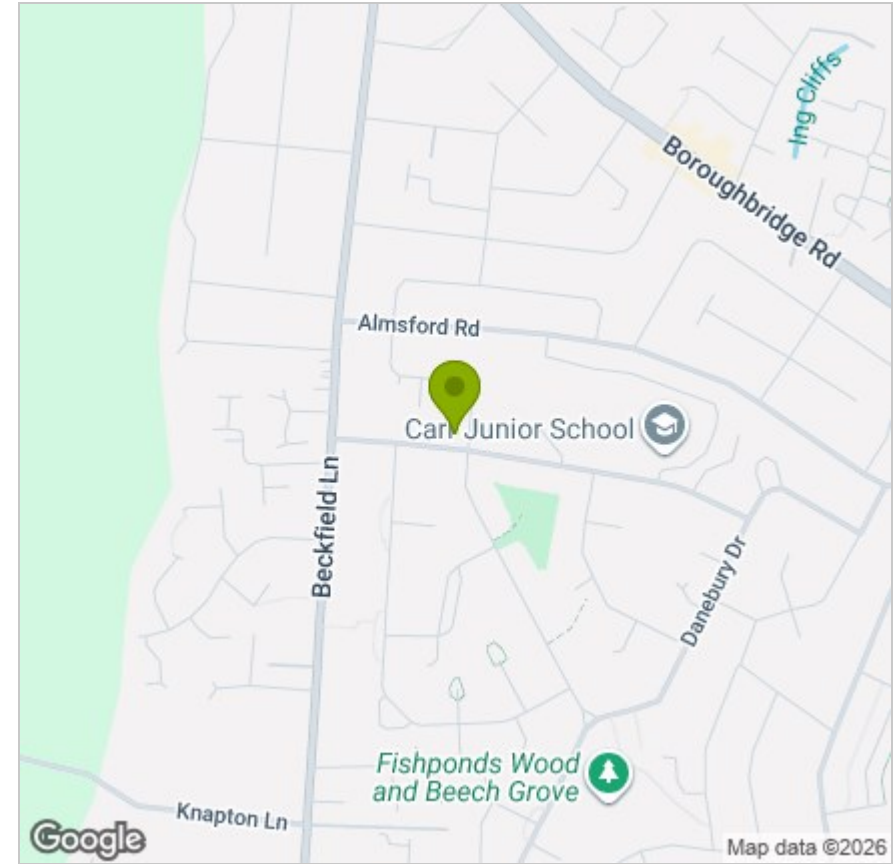
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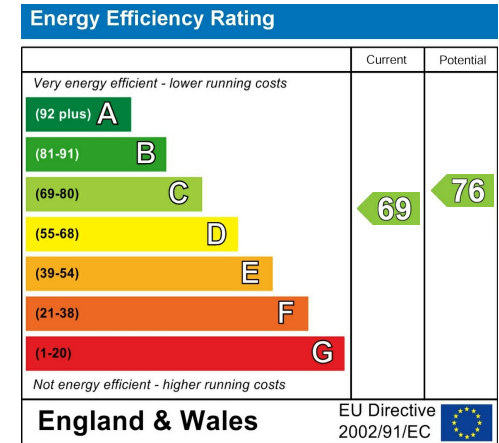
FLOOR PLAN



LOCATION



EPC



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