



Osbaldwick Lane

, York, YO10 3BB

Asking Price £450,000



## Osballdwick Lane

, York, YO10 3BB

STYLE - Semi Detached Home

HIGHLIGHTS - Newly refurbished and beautifully extended, fabulous location!

THREE WORDS - Don't Miss Out!

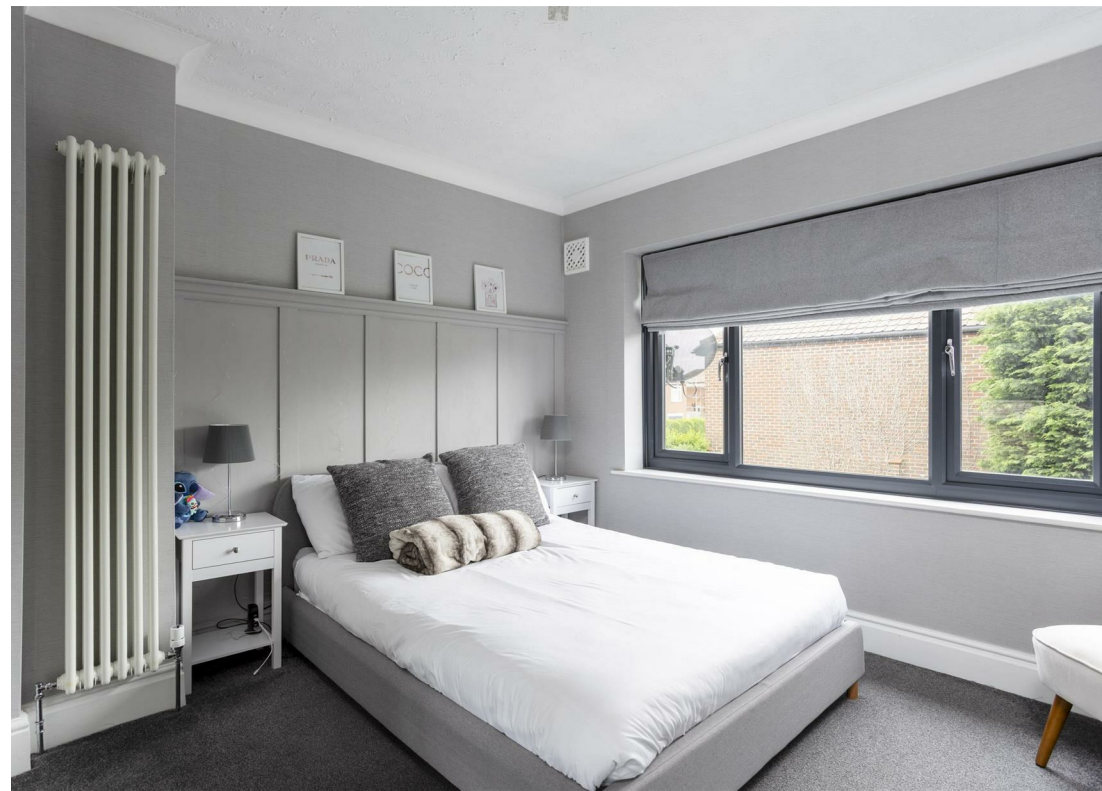
Tucked away in one of York's most sought-after residential locations, 136 Osballdwick Lane is a beautifully re-imagined family home, offering stylish and versatile living space arranged over three floors. Thoughtfully extended and newly refurbished throughout, this impressive four-bedroom semi-detached property perfectly blends contemporary finishes with practical family living, all within easy reach of highly regarded schools, local amenities and York city centre.

### Step Inside

Stepping inside, a stunning entrance hallway immediately sets the tone, complete with elegant wall panelling and beautiful solid oak flooring which flows seamlessly throughout the ground floor. The heart of the home is undoubtedly the spectacular open-plan kitchen and dining space; a bright and sociable area designed for modern living. A beautiful bay window to the front allows natural light to pour in, whilst bifolding doors open effortlessly onto the rear garden, creating the perfect indoor-outdoor lifestyle. The kitchen itself is stylishly appointed and thoughtfully designed for both entertaining and everyday family life.

A separate lounge provides a cosy yet contemporary retreat, again benefitting from bifolding doors leading outside, allowing the garden to become a natural extension of the living space during warmer months.





To the first floor are three well-proportioned bedrooms, including the principal bedroom, alongside a beautifully finished family bathroom with stylish fittings and a fresh modern feel. The second floor offers a further generous double bedroom complete with excellent eaves storage, ideal as a guest suite, teenager's room or home office space.

### Outside

Externally, the property continues to impress, with the current owner in the process of professionally landscaping the garden to create an attractive and low-maintenance outdoor space.

Offering exceptional presentation, flexible accommodation and a highly desirable York location, this is a wonderful opportunity to secure a turn-key family home ready to move straight into. Early viewing is highly recommended.

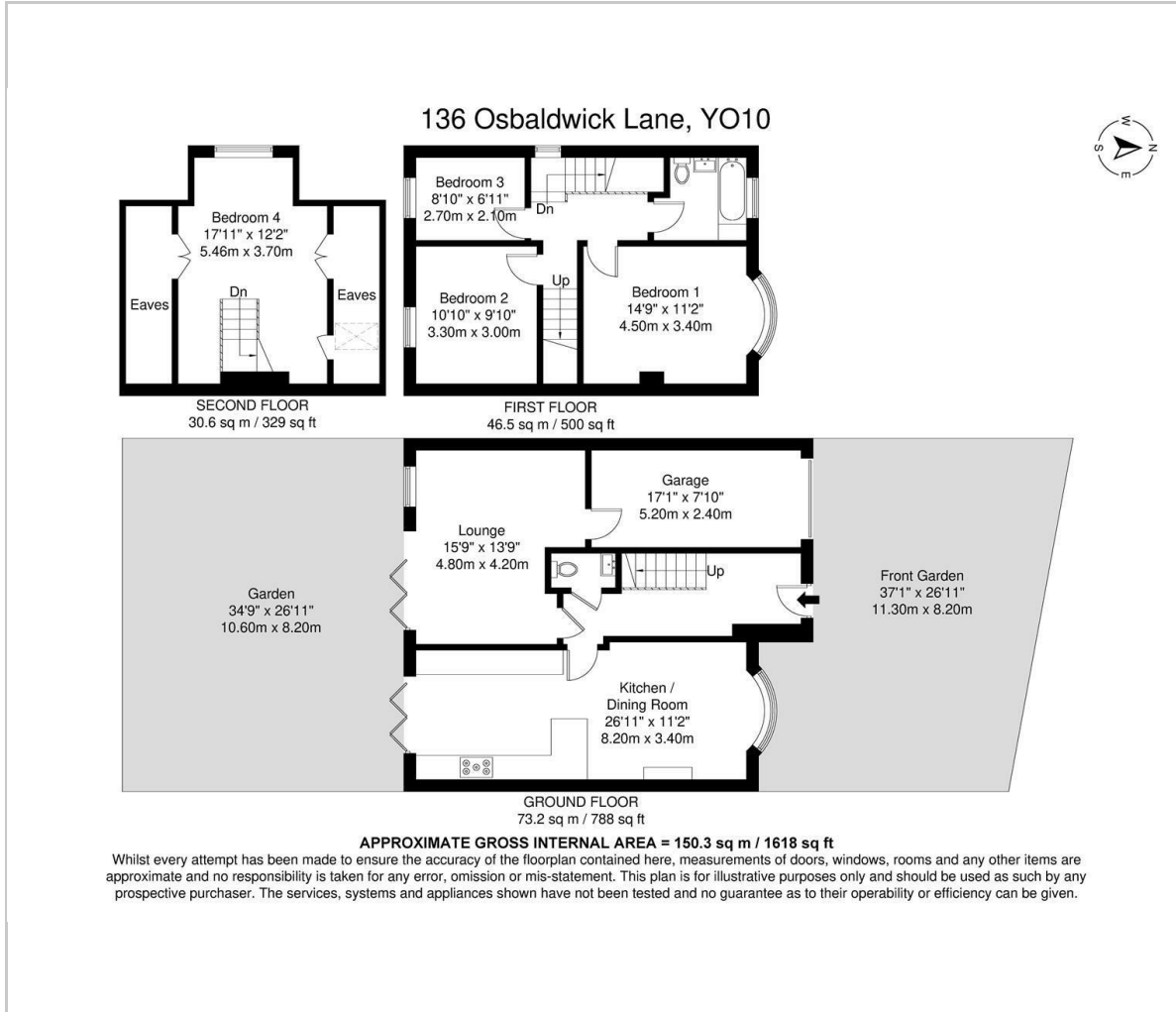
### Agents Note:

The current owner is currently landscaping the garden beautifully — updated photographs will follow shortly.

### Services:

Gas central heating and UPVC double glazing throughout., Mains Drainage

## Floor Plan



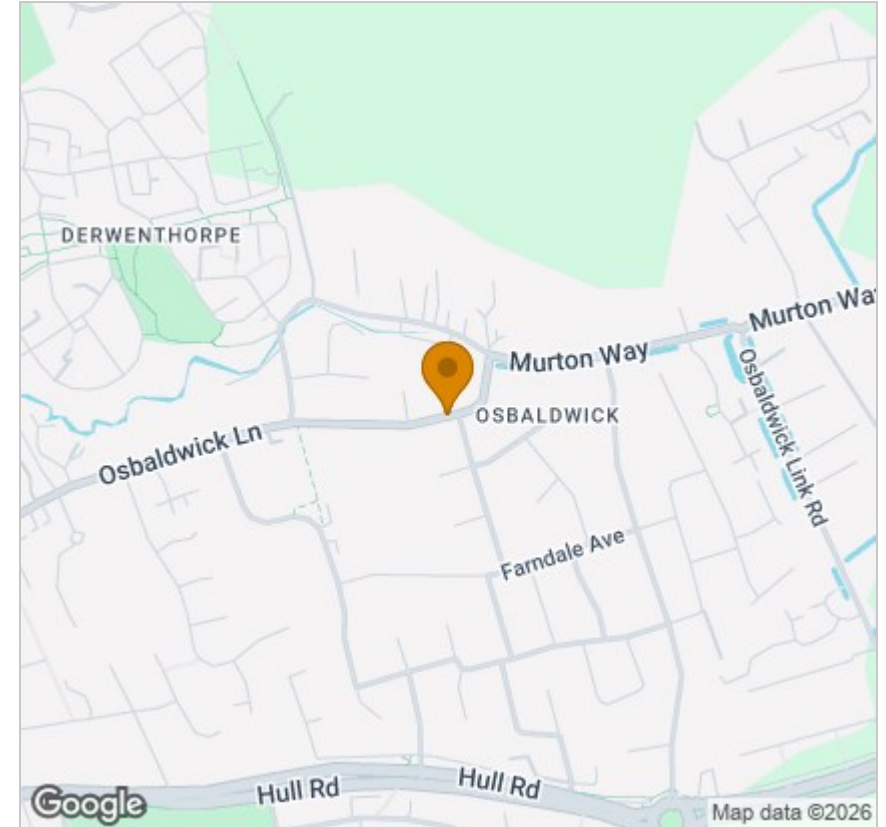
## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB  
Tel: 01347823579 Email: [info@emsleymavor.co.uk](mailto:info@emsleymavor.co.uk) <http://emsleymavor.co.uk>

## Area Map



## Energy Efficiency Graph

