



**Ridlington Way, King Oswy, TS24 9QB**  
**2 Bed - House - Semi-Detached**  
**£99,950**

**Council Tax Band: A**  
**EPC Rating: D**  
**Tenure: Freehold**



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## Ridlington Way, King Oswy, TS24 9QB

A deceptively spacious semi-detached property occupying a pleasant position on Ridlington Way in a popular part of the King Oswy estate. An original three bedroom home which has been altered with the addition of a large attic room (accessed via the original third bedroom). The home would make an ideal purchase for a first time buyer or investment opportunity, with features including gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule with stairs to the first, spacious lounge, modern kitchen/diner, rear lobby with door to the rear garden, two good size bedrooms, additional through room to the attic and a modern bathroom incorporating a three piece white suite and chrome fittings. Externally are lawned gardens to the front and rear. The property overlooks a pedestrian green to the front, with parking adjacent. Ridlington Way is situated off King Oswy Drive and within walking distance of both Barnard Grove Primary School and St Hild's Church Of England School.

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, laminate flooring, stairs to the first floor, double radiator.

#### LOUNGE

13'5 x 12'6 (4.09m x 3.81m)

uPVC double glazed bow window to the front aspect, fire surround with gas fire, laminate flooring, coving to ceiling, single radiator.

#### KITCHEN/BREAKFAST ROOM

11'11 x 9'7 (3.63m x 2.92m)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, all finished in brushed stainless steel, black 'brick' style tiling to splashback, recess for washing machine, recess for free standing fridge/freezer, four drawer base unit, breakfast bar area, uPVC double glazed window to the rear aspect, 'tile' effect laminate flooring, single radiator.

#### REAR LOBBY

Door to the rear garden, Baxi gas central heating boiler.

### FIRST FLOOR

#### LANDING

Single radiator, access to bedrooms and bathroom.

#### BEDROOM ONE

15'1 x 9'3 (4.60m x 2.82m)

uPVC double glazed window to the front aspect, built-in storage cupboard, single radiator.

#### BEDROOM TWO

9'3 x 8' (2.82m x 2.44m)

uPVC double glazed window to the rear aspect, single radiator.

#### ACCESS ROOM TO ATTIC / FORMER THIRD BEDROOM

11'11 x 6'2 (3.63m x 1.88m)

uPVC double glazed window to the front aspect, single radiator, stairs to the attic room.

#### ATTIC ROOM

15'8 x 11'11 (4.78m x 3.63m)

Offering a variety of uses, with a double glazed Velux window to the rear aspect, eaves storage, light, sockets, convector radiator.

#### BATHROOM/WC

6'1 x 5'6 (1.85m x 1.68m)

Fitted with a three piece suite comprising: panelled bath with chrome mixer tap and shower over, protective glass shower screen, pedestal wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC, tiling to splashback, uPVC double glazed window to the rear aspect, PVC panelling to ceiling with inset spotlight, chrome heated towel radiator.

#### EXTERNALLY

The property features gardens to the front and rear which are predominantly lawned. The front overlooks a pedestrian green, with parking adjacent.

#### NB

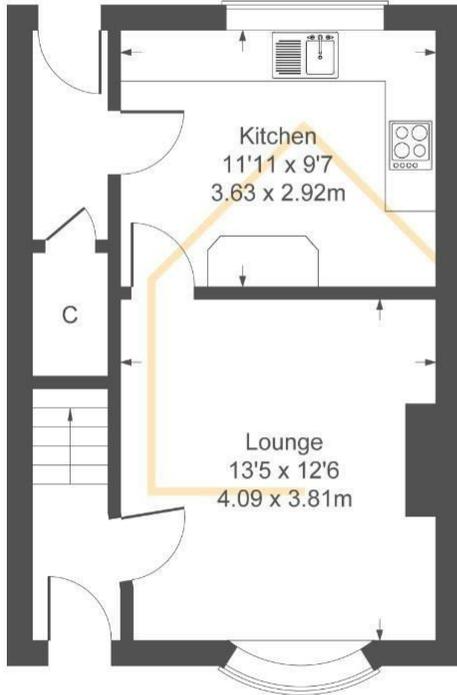
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



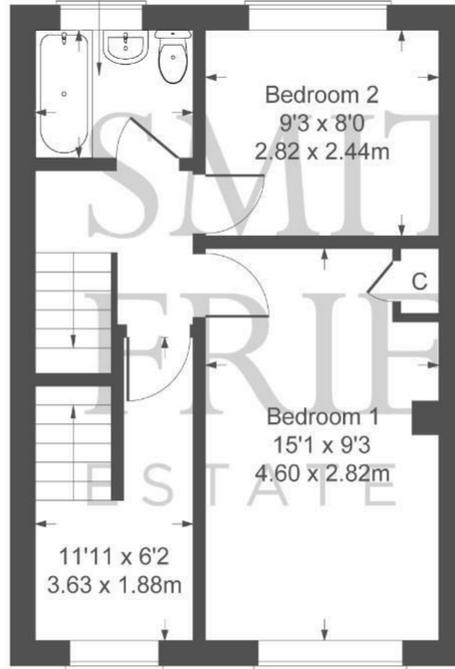
# Ridlington Way

Approximate Gross Internal Area  
963 sq ft - 89 sq m

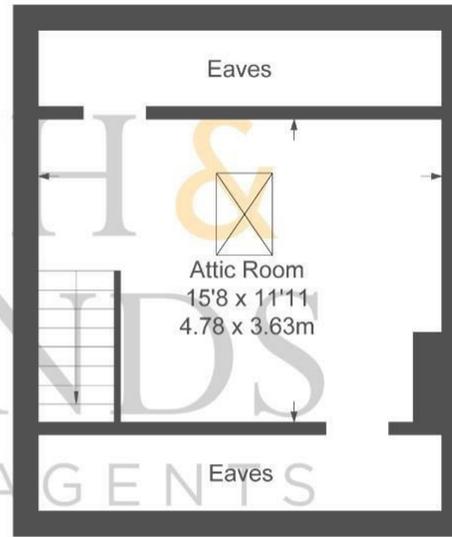
Bathroom  
6'1 x 5'6  
1.85 x 1.68m



GROUND FLOOR



FIRST FLOOR



ATTIC

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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