



HUDSON
MOODY

61 Thirkleby Way, Osbaldwick, York YO10 3QD



A BEAUTIFULLY PRESENTED, individually designed and extended detached bungalow including STUNNING 'OPEN PLAN' KITCHEN DINER FAMILY ROOM; situated in a popular location close to local amenities. Further complimented by garaging and private gardens.

An arched storm porch and entrance hallway leads to the focal point of the home - a stunning open plan living/dining/kitchen area complemented by a vaulted ceiling. The room exudes natural light and enjoys garden views via a set of French doors with matching windows to either side. The quality kitchen with solid oak tops includes a full complement of integrated appliances including integral oven, dishwasher and inset Belfast style sink and breakfast bar. There is also an electric hob with extractor over. Tiled floor. Large storage/coats cupboard including plumbing for washing machine. The living room is located to the front of the property with bay window and coal effect gas fire. There are also two bedrooms and a contemporary bathroom including bath and separate opaque shower cubicle shower with velux window over.

Externally to the front; lying adjacent to a landscaped gravel stone garden is a long hard-standing drive leading up to a garage; providing ample off road parking provision . The private rear garden is mainly laid to lawn including gravelled side path linking front and rear enclosed by timber fenced boundaries.

In summary, a stunning home in a choice position within the village, offering spacious living accommodation throughout.

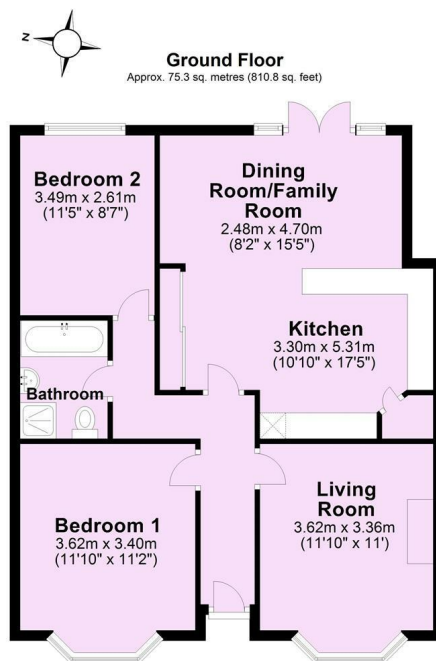


- 2 Bedroom Detached Bungalow
- Superb New 'Open Plan' Kitchen Diner / Family Room
- Living Room
- Contemporary Bathroom
- Garage + Off Road Parking
- Re-wired
- New Gas Combi Boiler
- EPC:D
- No Onward Chain
- Call Hudson Moody to View

Guide Price £385,000

Tenure: Freehold

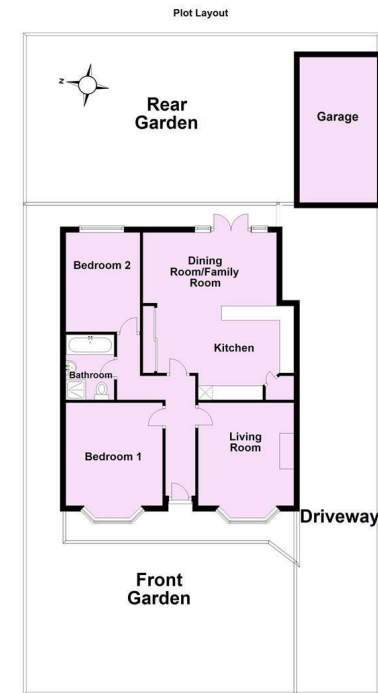




Ground Floor
Approx. 75.3 sq. metres (810.8 sq. feet)

Total area: approx. 75.3 sq. metres (810.8 sq. feet)




For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



Plot Layout

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Plan produced using PlanUp.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	70	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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