



HUDSON
MOODY

23 Heather Bank, Osbaldwick, York YO10 3QH



A beautifully refurbished and remodeled, SEMI DETACHED HOUSE, tucked away towards the end of a residential cul-de-sac within the popular OSBALDWICK area to the east of York city centre.

A wide parking area and driveway to the front of the house leads to the front of the property and into the entrance hall including arched storm porch. The living room lies to the front of the property with a wide bay window, features an electric fireplace with open access beyond to a superb 'open plan' kitchen diner which enjoys garden views and access. The kitchen area sits neatly behind a breakfast bar incorporating an electric hob with extractor fan over. The extensive range of fitted units boast integral appliances including an 'eye level' oven and microwave, fridge freezer, dishwasher and bin storage. Pantry . There is also a separate utility area including coats storage cupboard and contemporary downstairs WC with garage storage area beyond.

To the first floor are two good sized bedrooms and a third single bedroom lending itself perfectly to use as a home office. The superb newly fitted house bathroom is fitted with a modern white suite with separate shower cubicle.

To the rear lies a lawned garden with seating area and raised stone encased flower beds; enclosed by a combination of fenced and walled boundaries.

In summary, a stunning home likely to appeal to a wide range of buyers.



- Attractive Semi-Detached House
- Superbly Renovated & Remodelled
- Stunning Kitchen Diner
- Ground Floor WC. Utility Storage
- Contemporary House Bathroom
- Garage Store. Re-wired
- Generous Off Road Parking
- Attractive Garden
- EPC: D
- Call Hudson Moody to View

Guide Price £380,000

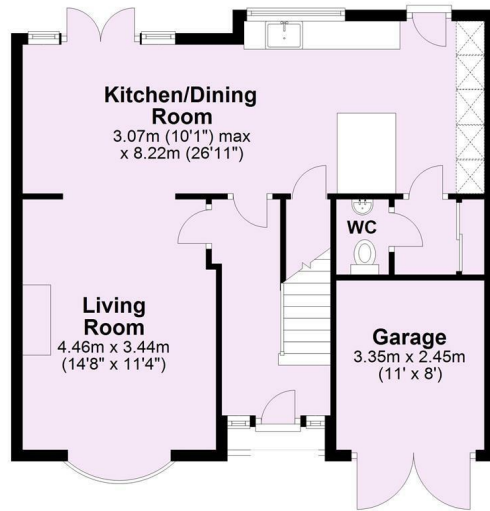
Tenure: Freehold





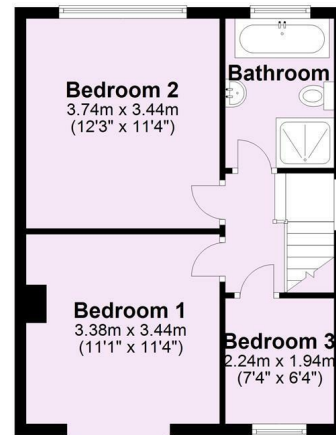
Ground Floor

Approx. 60.0 sq. metres (645.8 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



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

Plot Layout



For Illustrative Purposes Only - not to scale
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		
	68	85
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
EU Directive 2002/91/EC		
England & Wales		

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3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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