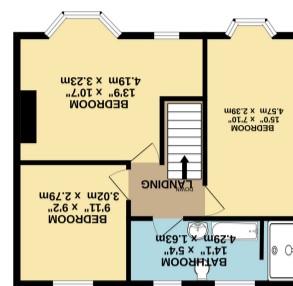


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission. The floor plan is for guidance purposes only and should be used as a guide only. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made regarding their operation or condition. Made with MetreX 2022



1ST FLOOR



GROUND FLOOR



## Tranby Avenue, York YO10 3NB

A fantastic opportunity to purchase this skilfully extended and recently refurbished semi detached home in the highly desirable area of Osbaldwick. Finished to a high standard, this wonderful home briefly comprises; entrance hall, spacious lounge with bright bay window and feature fireplace, dining room, modern shaker style kitchen with appliances, ground floor w/c and a bright garden room which opens out to the rear garden. To the first floor are three double bedrooms, with fitted wardrobes to the master, and a contemporary four piece house bathroom. Externally the property benefits from a block paved driveway for ample off street parking, detached double garage, an enclosed landscaped rear garden and a generous lawned side garden with mature borders and shed for storage.

We feel this property deserves to be viewed to truly appreciate the size and standard of accommodation on offer and due to its handy location, close to good schools and road networks, is likely to generate high interest levels therefore early viewing is highly recommended.

- Three Good Sized Bedrooms
- Recently Refurbished
- Extended Semi Detached House
- Modern Kitchen
- Ground Floor W/C
- Garden Room
- Detached Double Garage
- Generous Gardens
- Driveway
- Local Amenities Close By

Travelling into Osbaldwick from Hull Road. At the roundabout take the turning into Tranby Avenue where the property can be identified by our for sale sign.

Osbaldwick Situated off Hull Road is an ideal location for commuters to the A64, A1079, York City Centre and the University. Local shops can be found in Osbaldwick to include a Fish & Chip shop, Sainsburys, plus a doctors surgery and playing fields. Further shopping facilities can be found in York centre, Monks Cross Shopping Centre, Vangarde and McArthur Glen. There is a local primary school in Osbaldwick, the secondary school in the area being Archbishop Holgate. (Catchment areas can be found on the education website) Osbaldwick is on an excellent bus route to the city with buses being through the week every 10 minutes.

