



WYDALE ROAD, YORK YO10

£210,000



A spacious one-bedroom end of terrace house with no onward chain. On the edge of historic York and offering easy access to the outer ring road and York.

This is a spacious house with the benefit of off-street parking, and a desirable end of terrace position which provides a perfectly sized rear garden. The house benefits from double glazing throughout and it has been recently re-decorated with a newly installed kitchen.

This attractive property is ideally located to the east of York centre. The A1237 York outer ring road and the A64 are both within easy reach. The university is located about 0.5mile to the south and Grimston Bar park and ride is about 0.7mile to the south-east.



Tenure Freehold	Local Authority City of York	Council Tax Band Band B	EPC Rating Band D
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Property Description.

The property has about 479 sqft in total. There is the benefit of recent upgrades and modernisation which includes newly laid carpet in the sitting room, stairs, landing and bedroom and a brand newly installed kitchen from Howdens which has not been used. The breakfasting kitchen benefits from an excellent range of wall and base units in a modern design complemented by tasteful tiles. There is a breakfast bar, an integrated electric oven, hob, and a free-standing washing machine. The accommodation offers excellent space with an attractive sitting room, breakfasting kitchen to the rear where there is direct access into the garden. The ground floor also benefits from understairs storage and a useful front entrance porch.

There is one double bedroom with an integrated wardrobe plus additional integrated storage space to the first floor, together with the bathroom which has white fittings and fully tiled walls. There is a spacious landing with a window allowing plenty of natural light through and this would make a perfect office space. A generous cupboard is located adjacent.

There is off-street parking to the front with space for two cars. A gate leads along the side of the house and into the rear garden which has a patio area by the back door.

This attractive home has many fantastic qualities and with its neutral and welcoming decor throughout, the house is ready to be enjoyed by a new owner.

This is a versatile and nicely proportioned property, making it a perfect home.







Services.

We understand mains services are installed with mains gas central heating.

Directions.

Postcode – YO10 3PG

For a precise location, please use app- [What3words.com///exact.orchestra.petal](https://www.what3words.com/exact/orchestra.petal)

Location.

The location is perfect for accessing the city. The university, sport village and Grimston Bar park and ride are within walking distance. Osbaldwick village and the adjoining open countryside are located just to the north and Fulford golf club and Walmgate Stray are just beyond the university.

A broad selection of supermarkets are close by, there is a Co-op supermarket and a Marks and Spencer food outlet at the BP garage on Hull Road and Waitrose is located just beyond on Foss Islands Road. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.

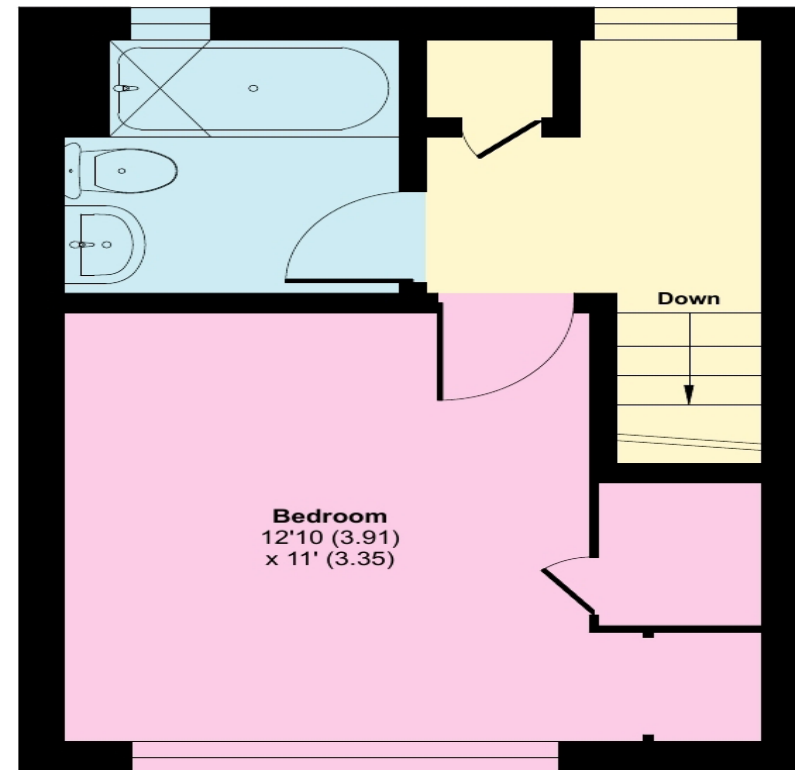
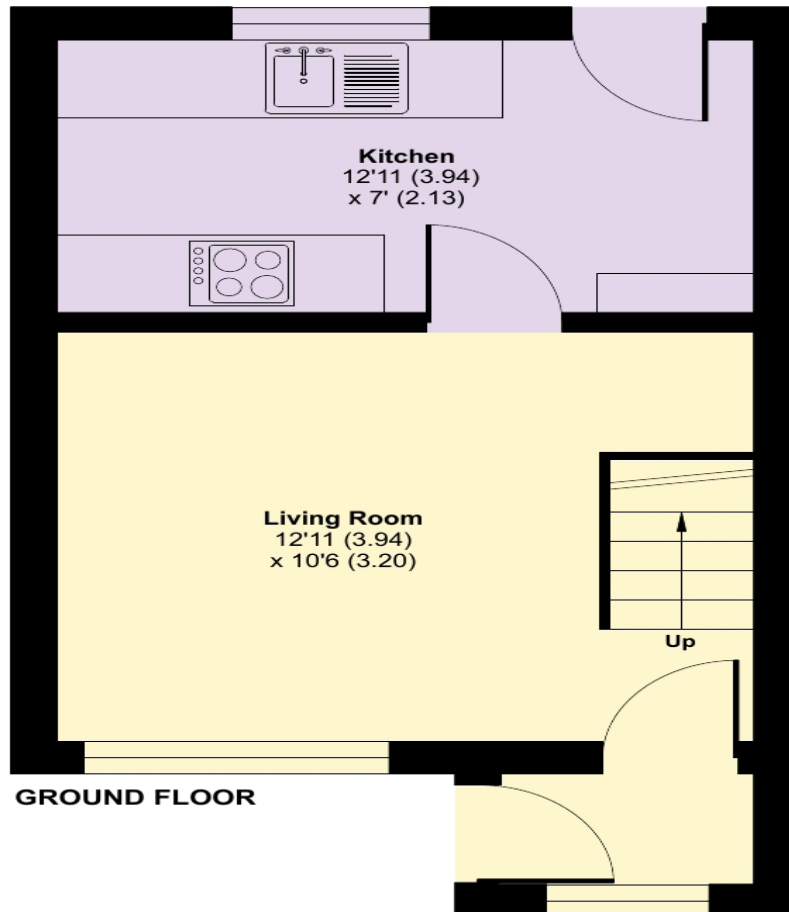
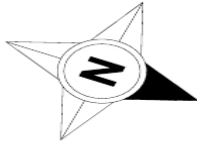




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Approximate Area = 479 sq ft / 44.5 sq m

For identification only - Not to scale



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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