



WISHART
ESTATE AGENTS

297 Hull Road
York
YO10 3LB

£515,000

- Four Bedroom Detached Home
- Master Bedroom with en suite
- Lounge/Diner with Patio Doors
- Spacious Kitchen
- Large Garden
- Drive and Integral Garage
- Potential to Extend
- Easy Access to All Major Road Links



Wishart Estate Agents are delighted to present to the open market this extended four-bedroom family home situated on Hull Road, Osbaldwick, York.

Located on one of the main roads leading into the beautiful City of York, this property provides easy access to the A19/A64 and all major road links.

It is approached via an Indian stone driveway that allows for off-street parking and leads to an integral garage. A beech hedge allows for a degree of privacy ideal for a breakfast seating area and a pedestrian gate gives access to a fully enclosed rear garden.

A portico with tiled roof leads to the modern front entrance door. Once you step over the threshold,

the entrance hall is neutrally decorated and flooded with natural light. A white spindled staircase leads to the first-floor accommodation and offers a small amount of storage space beneath with laminate flooring, which is ideal for this high-traffic area of the home.

Heading into the lounge/dining room with dual aspect window and patio doors, the main focal point in the seating area is a gas fire in a timber surround, which contrasts nicely with the warm tones of the laminate flooring. The dining end of the room is spacious enough for a formal seating area and offers views across the patio and the rear garden beyond.

Continuing down the hallway, the kitchen is fitted with a range of oak wall and floor units with oak work surfaces over, including a breakfast bar. A white porcelain sink sits beneath the window and the metro-style tile splashback is both stylish and practical. Integrated appliances include a Belling electric stove with 7-ring gas hob and an extractor fan above. Space is also provided for a freestanding fridge/freezer and a dishwasher. Karndean flooring has been laid, which is ideal especially with an entrance door leading to the rear garden.

A full-size garage is accessed via an integral door from the kitchen, offering a small utility area. It is fitted with power and light and an up-and-over door.

Back through the hall, the staircase leads to the first-floor landing. A shelved cupboard offers an ideal storage solution for linen.

The master bedroom has been created as part of the extension and offers ample room for a large bed and other furniture. It has a built-in double door wardrobe and benefits from en suite facilities comprising, a tiled shower cubicle with sliding glass doors, a low-level WC and a hand basin. White walls and a frosted window add to the feeling of space and compliment the dark flooring.

The family bathroom offers a white three-piece suite, including a bath with shower attachment, a large hand wash basin and a low-level WC. A frosted window offers light and ventilation and there

is also a chrome heated towel rail and vinyl flooring.

To the front of the property, what would have been the original master bedroom offers generous proportions allowing for a large bed and an array of other bedroom furniture.

Bedroom three situated to the rear aspect, is yet another large double room with a recess that would be ideal for a bank of wardrobes.

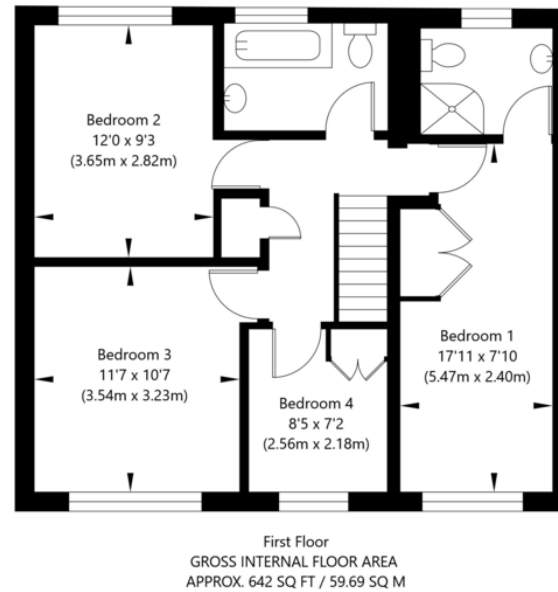
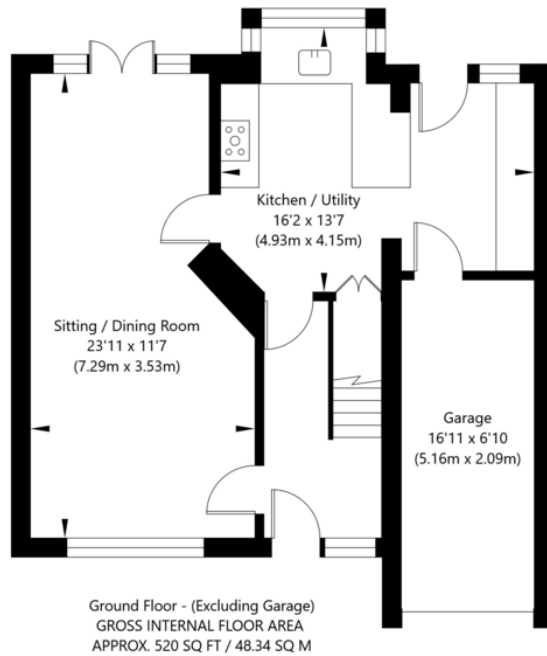
Bedroom four is a single room, currently used as a home office with built-in storage above the stairwell.

The real wow factor to this home is the generous rear garden - not only would this be a delight to green-fingered buyers, it also offers interested

parties the opportunity to further extend the property.

From the patio doors, a gravelled seating area steps up to a paved area and then up to a lawn offering an abundance of well-established plants, hedges, trees and shrubs. A pergola situated over the path at the far end leads to another seating area, vegetable plot and storage sheds. This versatile space could lend itself to numerous uses, including a summer house or a home office.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1162 SQ FT / 108.03 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

City of York Council

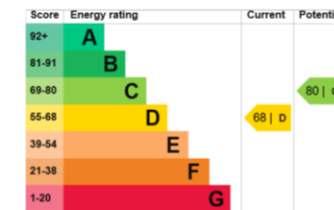
DIRECTIONS

Travelling east bound on the A64, take the turning onto Hull Road (A1079) towards the City Centre, passing B&Q on your right, straight across the roundabout and take the second turning on your right onto Pinelands Way and then immediately again back on to Hull Road, no 297 is at the bottom end of the cul de sac on the left.

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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