

linkagency



Woodlands, Main Street, North Duffield, YO8 5RG
£375,000



- Three bedroom detached house
- Spacious kitchen diner
- Conveniently; no onward chain
- Stripped wooden floors
- Village location

- Offering wonderful rural living
- Central heating
- Much character and charm
- Utility room



Description

Main Street, North Duffield - a charming village location. This delightful pre-1914. Two reception rooms. Farmhouse style kitchen with exposed beamed ceiling.

A total 1,356 sq ft, this characterful home provides living space. Being vacant, there is no onward chain.

Don't miss the opportunity to explore this lovely property - viewing is highly recommended to truly appreciate all it has to offer. Embrace the warmth and history of this pre-1914 property.

Directions:

From Selby take the A19 towards York, taking a right onto the A163 and a left onto Main Street, follow all the way round until reaching Woodlands on the right which can be identified by our Link Agency For Sale Board.



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Approximate Gross Internal Floor Area = 113.3 sq m / 1220 sq ft

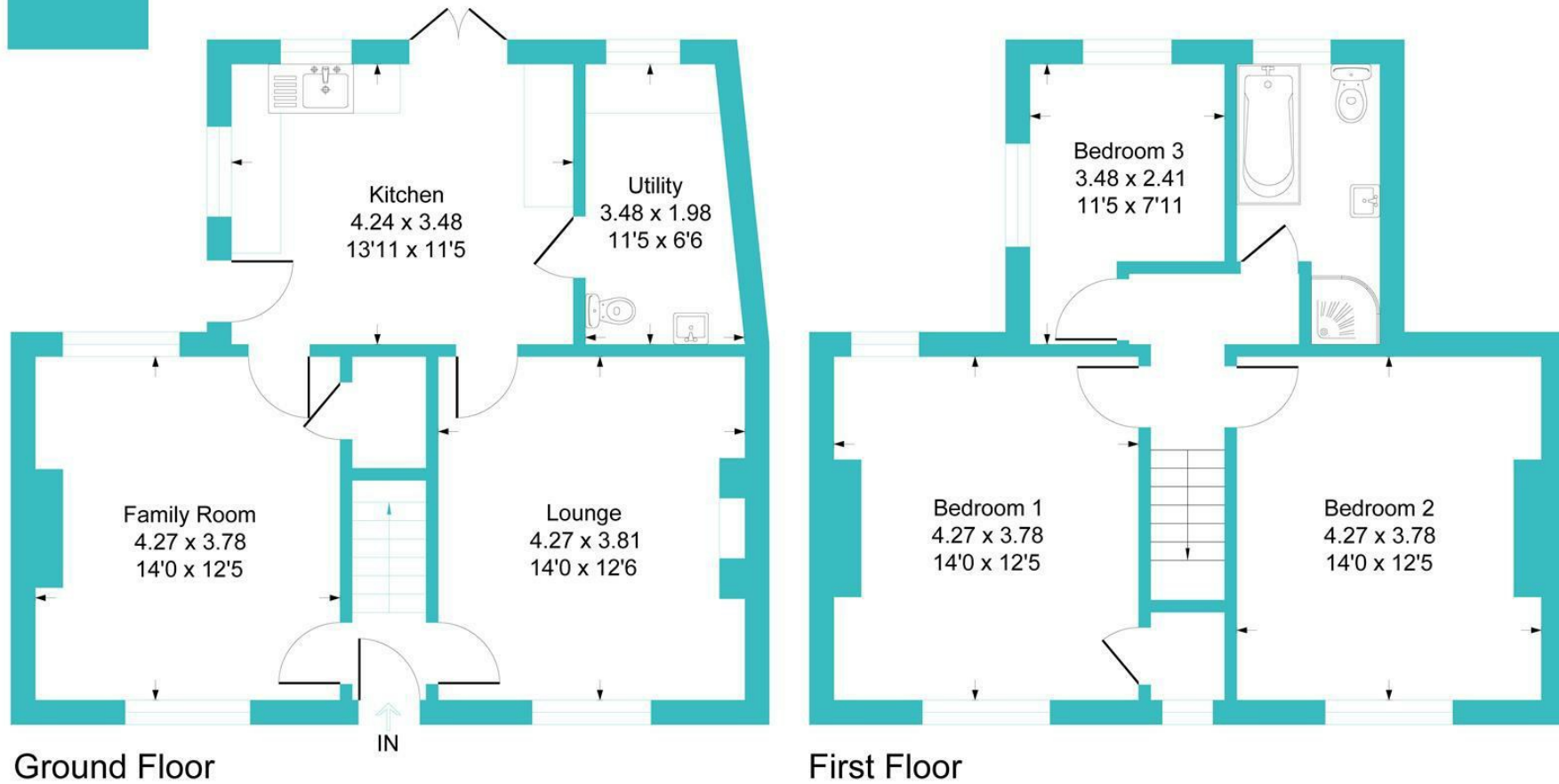


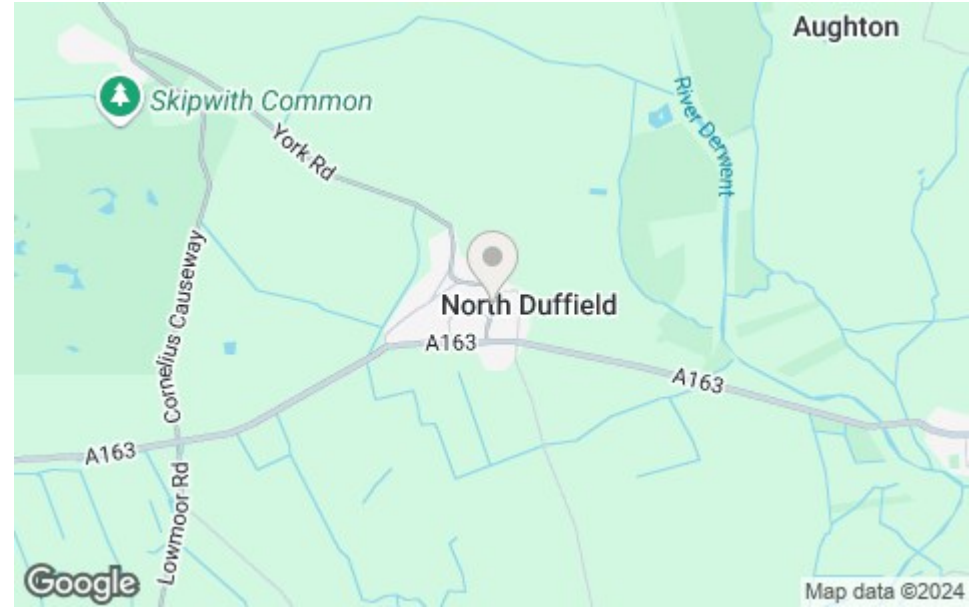
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band:

Tenure: Freehold

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			
		39	69
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	



Viewing

Please contact our office on 01405 768401 to arrange an appointment.

or email: enquiries@linkagency.co.uk

Link Agency, 93 Pasture Road, Goole, East Yorkshire, DN14 6BP, 01405 768401

The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.