



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



## Oak Road, North Duffield, Selby

Offers Over £300,000



Hunters Selby are delighted to offer for sale this beautifully presented three bedroom detached house situated within the highly desirable location of North Duffield close to local amenities.

This attractive house offers spacious living accommodation and benefits from UPVC double glazing, LPG central heating and a air source heat pump. The property comprises of a entrance hall, downstairs w.c/cloakroom, living room and an open plan kitchen/dining room. To the first floor there is three bedrooms and a modern bathroom.

Outside to the front of the property there is a lawned garden, a block paved driveway leads to an integral garage. To the rear of the property there is a further garden laid to lawn with patio area and fencing around the perimeter.

Call Hunters Selby, seven days a week to book a viewing.

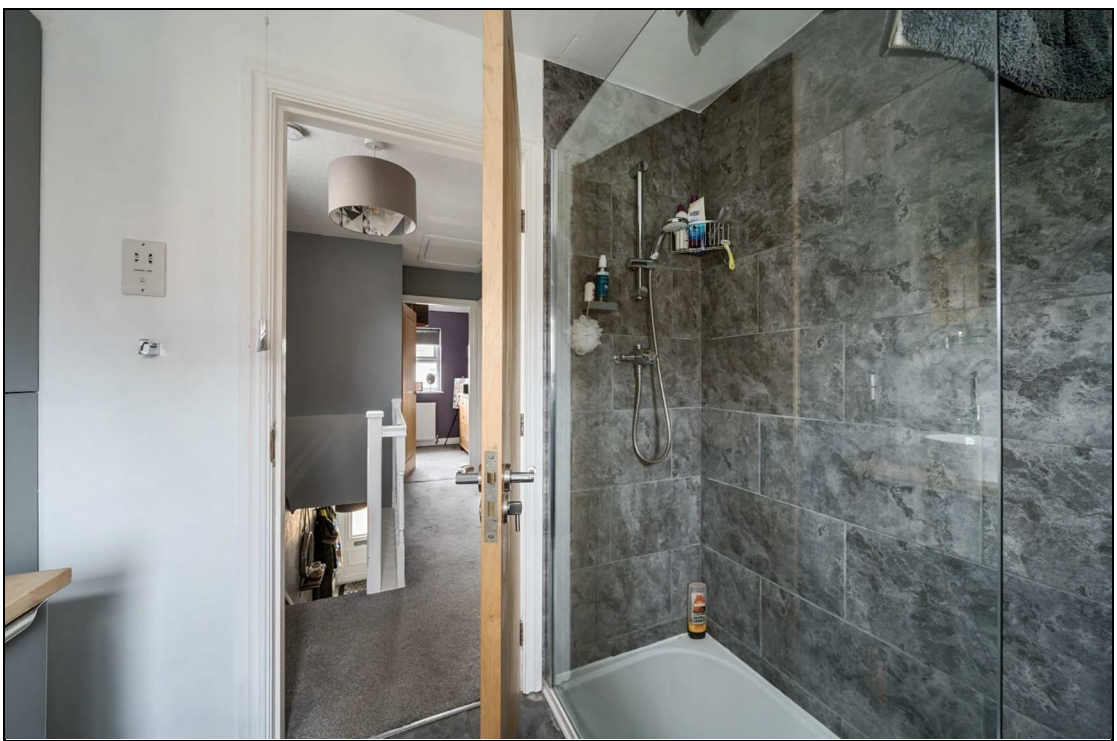


## KEY FEATURES

- DETACHED HOUSE
- THREE BEDROOMS
- UPVC DOUBLE GLAZING
- AIR SOURCE HEAT PUMP
- LPG CENTRAL HEATING
- OPEN PLAN KITCHEN/DINING ROOM
  - INTEGRAL GARAGE
  - VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED
  - EPC RATING : D

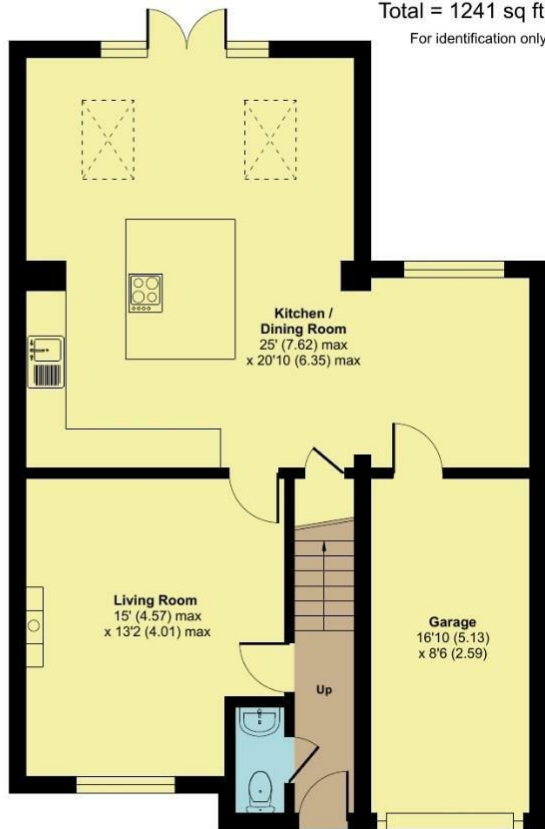




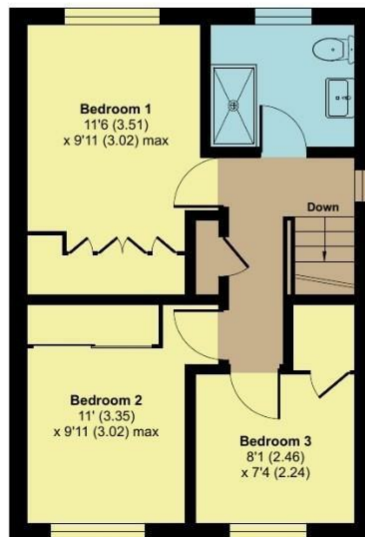


# Oak Road, YO8

Approximate Area = 1106 sq ft / 102.7 sq m  
 Garage = 135 sq ft / 12.5 sq m  
 Total = 1241 sq ft / 115.3 sq m  
 For identification only - Not to scale

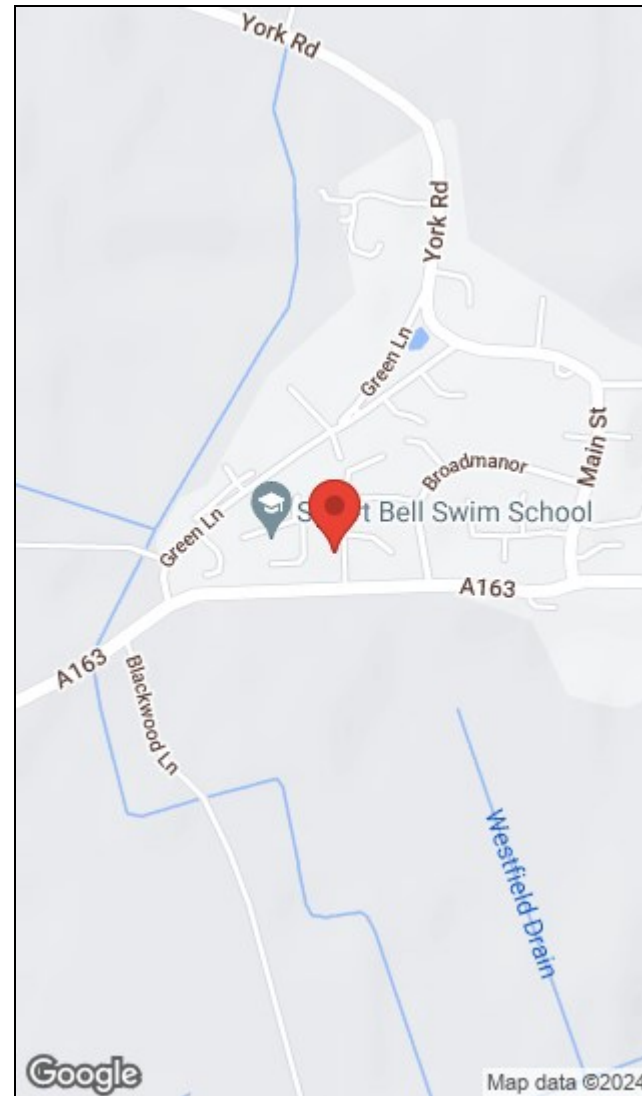


**GROUND FLOOR**  
 APPROX FLOOR  
 AREA 64.2 SQ M  
 (692 SQ FT)



**FIRST FLOOR**  
 APPROX FLOOR  
 AREA 38.4 SQ M  
 (414 SQ FT)

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1040711



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>79</b>		
	<b>55</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

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