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Stoney Cove Sand Lane, Osgodby, Selby, YO8 5HN

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# Stoney Cove Sand Lane, Osgodby, Selby, YO8 5HN

Asking Price £360,000

## DESCRIPTION

Hunters (Selby) are delighted to be able to offer for sale this well presented three bedroom detached bungalow situated within the popular village of Osgodby. The property benefits from an oil central heating system, UPVC double glazing and briefly comprises entrance hall, lounge, dining room, cloakroom/w.c, utility room, three bedrooms with built in wardrobes and a bathroom. To the front of the property gates leads to a block paved driveway with parking for several vehicles. To the rear of the property there is a low maintenance garden with shrub borders and summerhouse. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

## LOCATION

The village of Osgodby is located just off the A19, approximately two miles from Selby market town which has a selection of shops, pubs, restaurants and a bustling market once a week. Close to all local amenities including Tesco, Sainsburys, Morrisons supermarkets, Abbey Walk retail park and the Market Cross shopping centre, railway station and the famous Selby Abbey. The city of York is approximately fourteen miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford and Doncaster, with excellent road networks being A19, M62, A1041, A1 and M18.

## DIRECTIONS

From Selby town centre head out towards the A19 north towards York, cross over the roundabout in the direction of York, continue along until reaching the roundabout at the junction of the A63. Take the road signposted to Howden and continue onto Hull Road. Turn left onto Sand Lane where Stoney Cove can be identified.

## Material Information - Selby

Tenure Type; Freehold  
Council Tax Banding; D  
EPC Rating : E

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Approximate Area = 1279 sq ft / 118.8 sq m

Garage = 306 sq ft / 28.4 sq m

Total = 1585 sq ft / 147.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1168851



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			
		43	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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