



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

11a St. Leonards Avenue, Osgodby, Selby, YO8 5HE

**HUNTERS**  
HERE TO GET *you* THERE

11a St. Leonards Avenue, Osgodby, Selby, YO8 5HE

Asking Price £225,000

**DESCRIPTION**

Hunters (Selby) are delighted to be able to offer for sale this nicely presented three bedroom semi-detached home situated within the popular village of Osgodby. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, lounge, downstairs cloakroom/WC, kitchen and dining room to the ground floor. To the first floor are three bedrooms and a bathroom. To the front of the property there is a driveway with parking for several vehicles. To the rear of the property there is a low maintenance garden, outbuilding/utility, shed, office and fencing around the perimeter. 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 new roundabout at the junction of the A63. Take the road signposted to Howden and turn immediately right into St Leonards Avenue where the property can be identified by our Hunters for sale board.

**Material Information - Selby**

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

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884  
selby@hunters.com | www.hunters.com

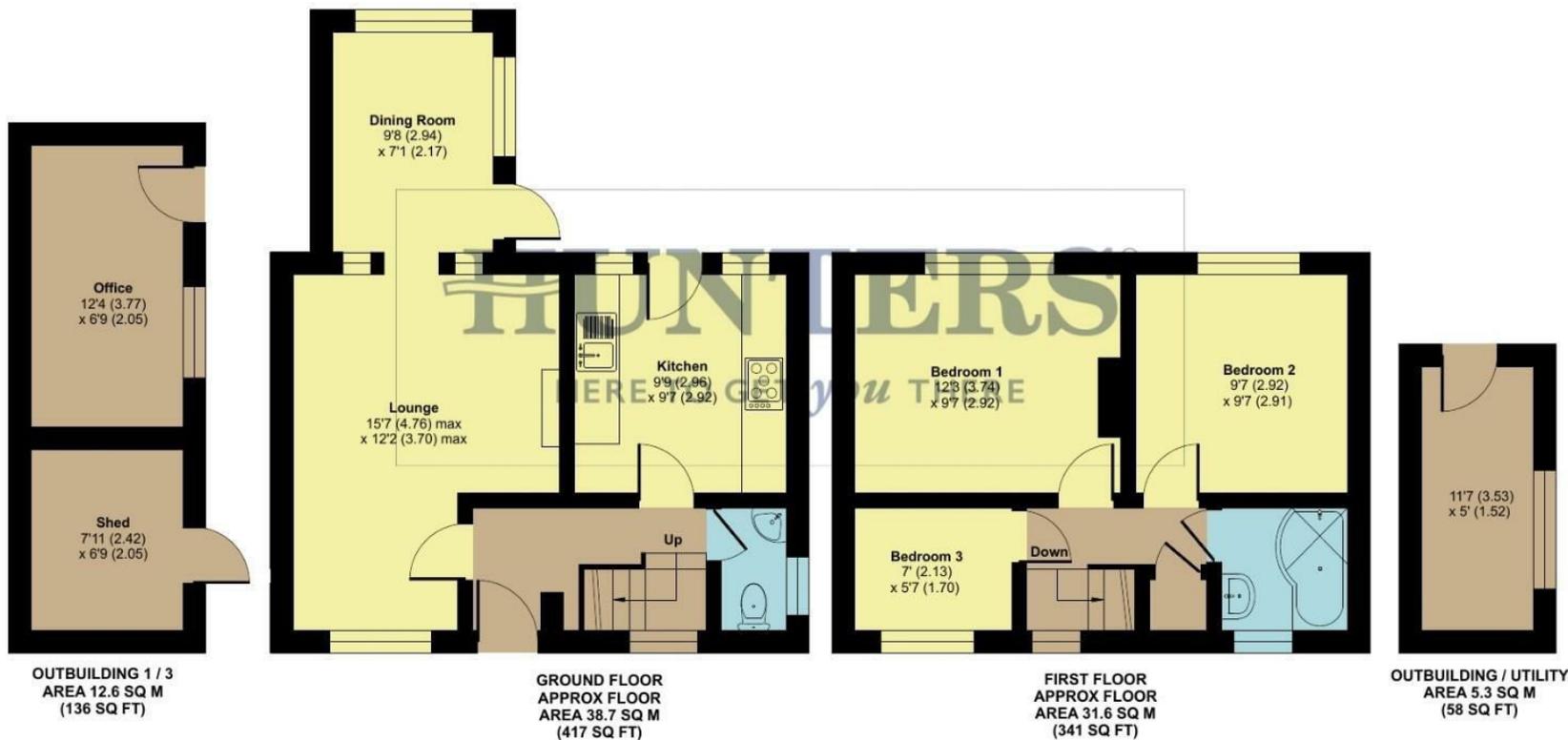
# St. Leonards Avenue, Osgodby, Selby, YO8

Approximate Area = 758 sq ft / 70.4 sq m

Outbuildings = 194 sq ft / 18 sq m

Total = 952 sq ft / 88.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2025. Produced for Hunters Property Group. REF: 1261777



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		65	80
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	











**HUNTERS**  
HERE TO GET *you* THERE