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5 The Crescent, Sand Lane, Osgodby, YO8 5HT

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## Offers In The Region Of £375,000

### DESCRIPTION

Hunters (Selby) are delighted to be able to offer for sale this beautifully presented two bedroom detached bungalow situated within the popular village of Osgodby. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises spacious entrance hall, sitting room, kitchen, dining room. two bedrooms, one with ensuite and garden room. To the front of the property there is a driveway that leads down the side of the bungalow to a garage. There is a further landscaped garden laid to lawn along with mature shrubs. To the rear of the property there is a further generous sized landscaped garden with mature trees, fish pond, summer house, patio area 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 roundabout at the junction of the A63. Take the road signposted to Howden and continue onto Hull Road. Turn left onto Sand Lane and the property is on the left.

### Material Information - Selby

Tenure Type; Freehold

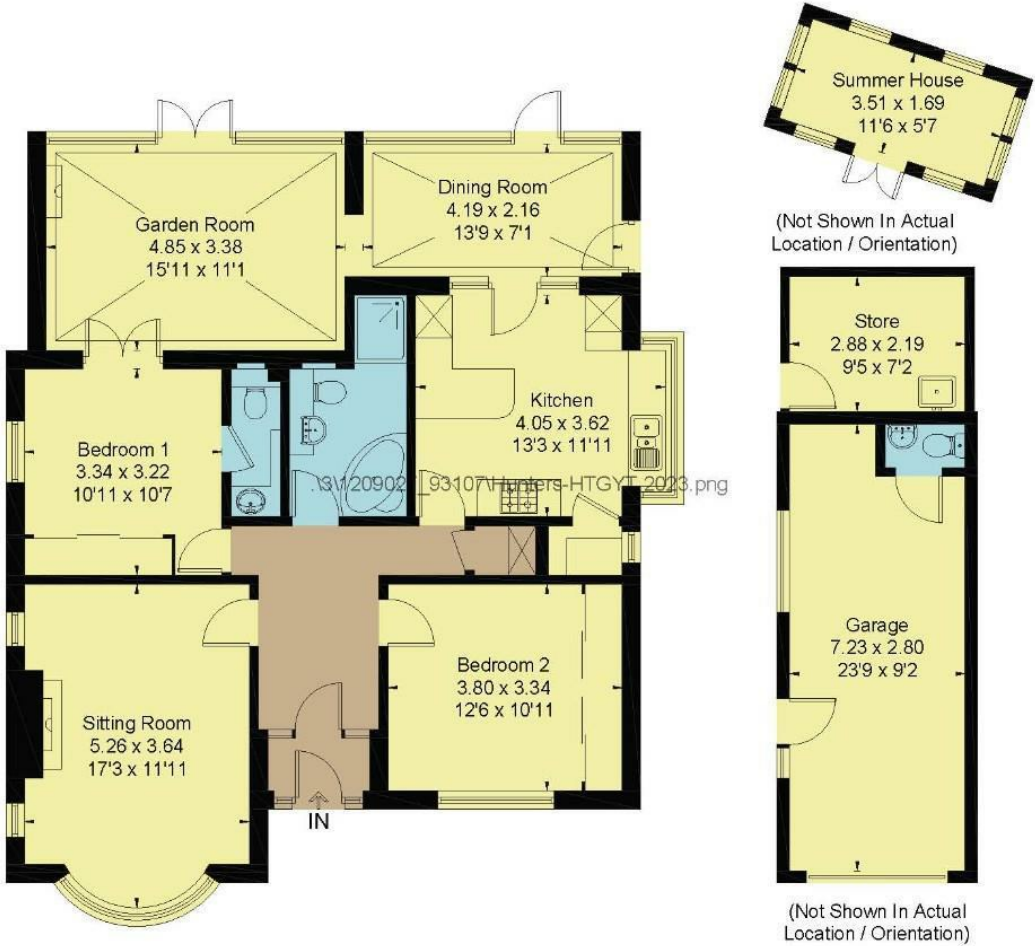
Council Tax Banding; D

EPC Rating : D

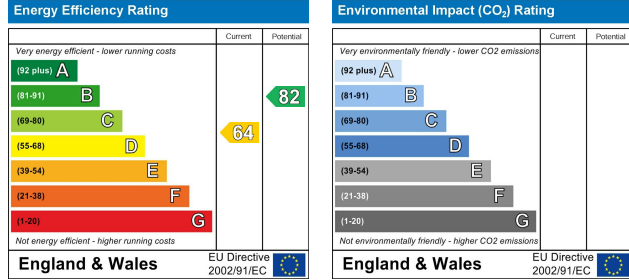
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Approximate Floor Area = 107.9 sq m / 1161 sq ft  
Outbuildings = 32.9 sq m / 354 sq ft  
Total = 140.8 sq m / 1515 sq ft  
(Including Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93107



















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