



Elmhirst
Parker
Estate Agents & Solicitors



6 Bennymoor Lane

Osgodby
YO8 5HH

Offers in the region of
£300,000



- EXTENDED DETACHED BUNGALOW
- THREE BEDROOMS
- LARGE OPEN PLAN KITCHEN/DINER
- CLOAKROOM AND SEPARATE BATHROOM
- MODERN BATHROOM WITH SEPARATE SHOWER
- GAS HEATING WITH COMBI BOILER
- DOUBLE GLAZING
- GOOD SIZED REAR GARDEN BACKING ONTO OPEN FIELDS





**** EXTENDED DETACHED BUNGALOW ADJOINING OPEN FIELDS TO THE REAR**** Situated in the popular village of Osgodby this property offers spacious and well presented accommodation comprising:- entrance hall, living room, kitchen/diner, utility, cloakroom, 3 bedrooms and bathroom. Outside are gardens to the front and rear.

Composite entrance door leading into:-

Entrance Hall
4.71 x 1.03 (15'5" x 3'4")
With doors off.

Living Room
4.26 (into bay) x 3.47 (13'11" (into bay) x 11'4")
Having a bay window to the front elevation and a further window to the side. Central heating radiator.

Bedroom 1
3.67 (into bay) x 3.34 (12'0" (into bay) x 10'11")
Having a bay window to the front elevation and a radiator.

Bedroom 2
3.34 max x 3.48 (10'11" max x 11'5")
Having a window to the side elevation and a radiator.

Bedroom 3
3.34 x 2.17 (10'11" x 7'1")
Having a window to the rear elevation and a radiator.

Kitchen/Diner
Originally part of the garage this has now been opened up into a spacious open plan living space. The kitchen area is 4.64m (max) x 3.66m (max) and the dining area is 4.67m x 2.29m. The kitchen has a good range of modern high gloss units finished in grey. Complimentary work surfaces incorporate a sink with mixer tap over. Integrated electric oven with gas hob over and stainless steel extractor. Plumbing for a dishwasher, space for a large fridge freezer, radiator and french doors leading to the rear elevation. The dining area has a window to the front elevation and a further radiator. Door into:-



Utility

2.27 x 1.74 (7'5" x 5'8")

With plumbing for a washing machine and venting for a dryer. Wall mounted Combi boiler. Door leading into the rear garden and a further door into:-

Cloakroom

1.05 x 0.86 (3'5" x 2'9")

Having a white suite comprising wc and wash hand basin.

Bathroom

3.59 x 1.86 max (11'9" x 6'1" max)

Having a white suite comprising wash hand basin inset into grey gloss fronted vanity unit, bath with matching grey panel and wc. Separate shower cubicle. Window to the rear elevation and a radiator.

Outside

To the front is a small lawned area and a large block paved drive with a turning circle. A path to the side of the property leads to the rear garden. This is not overlooked and is laid mainly to lawn. There is a large raised paved area with ample space for garden furniture and a further paved seating area. The large storage shed is also included in the sale.





All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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