



The Gables

Back Lane, Osgodby
YO8 5HS

Offers in the Region of
£310,000

3 Bed Detached Cottage

- DETACHED COTTAGE CIRCA 1890
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- LARGE SUN ROOM SOME 23' IN LENGTH
- MODERN KITCHEN WITH SEPARATE UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- LOCATED ON THE EDGE OF THE VILLAGE
- DOUBLE GARAGE

 Elmhirst
Parker
SOLICITORS & ESTATE AGENTS





DETACHED COTTAGE CIRCA 1890 situated in a non-estate position on the edge of the village of Osgodby. The property has many appealing features including a large modern kitchen with integrated appliances, reception rooms with exposed feature beams, downstairs cloakroom, sizeable sun room with pitched roof and three bedrooms, two of which have fitted furniture. Outside are well maintained gardens, a double garage and a block paved driveway providing ample off road parking.

UPVC side entrance door with storm porch over leading into:-

Hallway:
With stairs off to first floor, decorative glazed door to dining room and doors off to kitchen & utility.

Utility Area:
Having plumbing for automatic washing machine and dryer. Storage cupboard and window to the rear elevation. Door into:-

Downstairs Cloakroom:
Being half tiled and having a suite comprising low flush w/c and wash hand basin. Useful storage shelving and window to the rear elevation.

Dining Room:
3.63m x 3.94m (11'9" x 12'9")
Having exposed feature beams, central heating radiator and windows to the side and front elevations.

Living Room:
3.63m x 3.94m (11'9" x 12'9")
Having a feature fireplace with cast iron effect back and hearth and decorative tiling which houses an electric fire. Three central heating radiators and a window to the front elevation. Door leading into the conservatory.



Kitchen:

4.24m x 3.58m (13'11" x 11'9")

Having a good range of modern base and wall units including glazed display cabinets. Contrasting work surfaces incorporating a breakfast bar and sink with mixer tap over and tiled splashbacks. Integrated stainless steel double oven with electric hob and extractor over. Plumbing for dishwasher. Central heating boiler. Window to the rear elevation and a velux window. Door leading into:-

Sun Room:

7.01m x 4.77m max (23' x 15'6")

Being of UPVC and brick construction with a pitched roof. Door leading out into rear garden.

Landing:

With doors off to bedrooms and bathroom and window to the side elevation.

Bedroom 1:

3.88m x 3.7m (12'7" X 12'1")

Having a range of fitted wardrobes and doors. Window to the front elevation and central heating radiator.

Bedroom 2:

3.75m x 3.64m (12'3" X 11'9")

Having a range of fitted mirror fronted wardrobes, cupboards and drawers. Window to the front elevation and central heating radiator.

Bedroom 3:

3.97m x 1.85m (13' x 6'1")

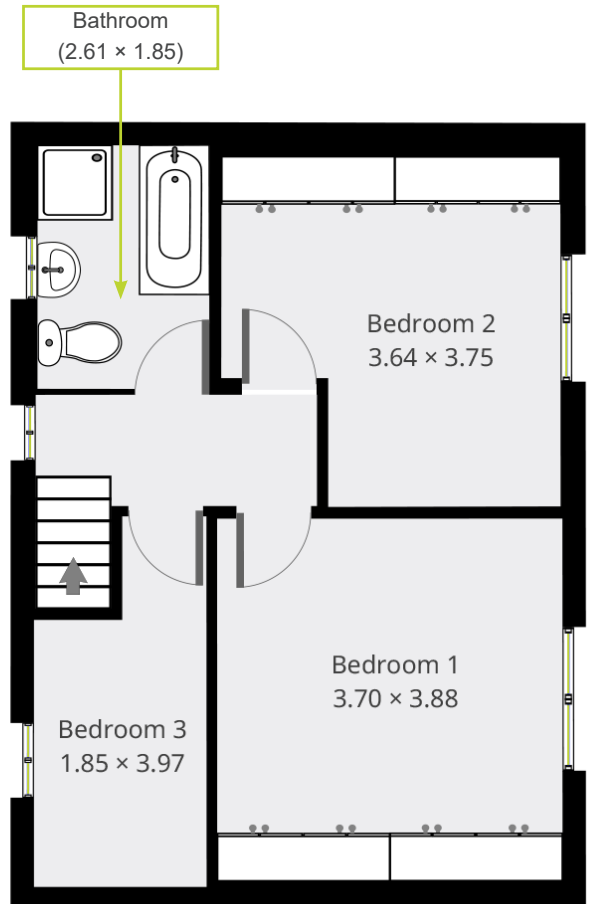
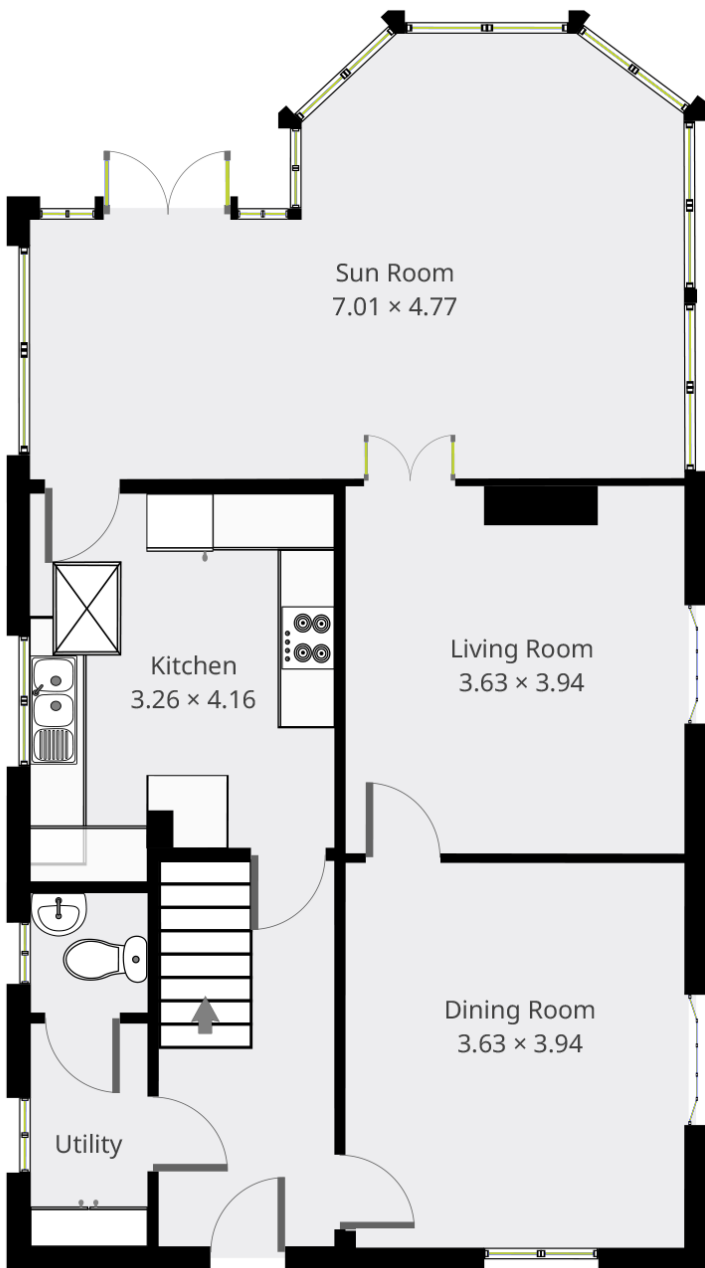
Having a window to the rear elevation and central heating radiator.

Bathroom:

Fully tiled with and having a white three piece suite comprising panelled bath, low flush wc and wash hand basin set in vanity unit. Separate shower cubicle. Window to the rear elevation and central heating radiator.

Outside:

Double wooden gates to the front which has a small lawned area and block paved drive leading to the double garage which has light and power connected and boarded eaves storage. An archway leads to a neatly lawned rear garden with a block paved patio area, mature shrubs, fruit trees and a corner arbour.



122 SQ.M (1313 Sq ft.)
Approximate Total Floor Area

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	
(92-100) 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	
68	94
UK	EU Directive 2002/91/EC

Environmental Impact Rating	
Current	Potential
Very environmentally friendly - lower CO2 emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO2 emissions	
60	93
UK	EU Directive 2002/91/EC

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