

Garth Avenue, North Duffield, Selby

Offers Over £300,000

Stephensons
estate agents & chartered surveyors

Garth Avenue, Selby YO8 5RP

Est. 1871

Offers Over £300,000

Offered to the market with no onward chain. Occupying a generous corner plot within the highly desirable village of North Duffield, this spacious three-bedroom detached bungalow offers well-balanced accommodation throughout, together with spacious gardens, a detached garage and excellent potential for modernisation.

Internally, the property would benefit from a programme of renovation and remedial works to bring it up to modern living standards. The internal accommodation extends to just over 1,000 sq.ft and offers significant potential for improvement.

Upon entering the property, you are welcomed into a central entrance hallway which provides access to all principal rooms. The accommodation has been thoughtfully designed to maximise both space and practicality, making it ideal for a wide range of buyers, including downsizers, couples and families alike.

The heart of the home is the spacious L shaped lounge dining room, extending to over 22 feet in length. This bright and versatile living space enjoys a pleasant dual aspect, with a large bay window overlooking the front garden allowing natural light to flood the room. Offering ample space for both comfortable seating and formal dining, it provides the ideal setting for everyday living and entertaining family and friends.

The fitted kitchen is well equipped with an excellent range of wall and base units, generous worktop space and ample storage. A door provides convenient access to the rear of the property, while the layout offers excellent scope for updating to suit modern lifestyles. Located adjacent to the kitchen is a practical rear lobby, providing access to the outside via a secondary external door. This space is complemented by a generously sized cloakroom/WC, which offers excellent potential to







Tenure: Freehold
Services/Utilities: Oil Heating, Electricity, Water and Mains Drainage are understood to be connected
Broadband Coverage: Up to 76* Mbps download speed
EPC Rating: 53 (E)
Council Tax: North Yorkshire Council Band D
Current Planning Permission: No current valid planning permissions
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.











be reconfigured as a utility room or boot room, subject to the purchaser's individual requirements.

There are three well-proportioned double bedrooms, each offering generous accommodation and benefiting from a double glazed window and central heating radiator, providing bright, comfortable and versatile spaces to suit a variety of needs.

The accommodation is complemented by a family bathroom fitted with a bath and wash hand basin, together with a separate WC, providing additional convenience for both residents and visitors.

Externally, the property occupies a prominent corner plot extending to 0.11 acres with mature, well-stocked wrap around gardens, enclosed via a brick wall to the front and left boundary line, creating a sense of privacy. A detached garage provides excellent storage or workshop potential, while the adjoining former coal store offers further practical space. Off-street parking is available via the driveway leading to the garage.

North Duffield is a thriving and picturesque North Yorkshire village offering an excellent range of local amenities, including a village shop, public house, primary school and scenic countryside walks. The nearby market towns of Selby and Howden provide a wider selection of shopping, leisure and transport facilities, whilst excellent road links make commuting to York, Leeds and Hull convenient.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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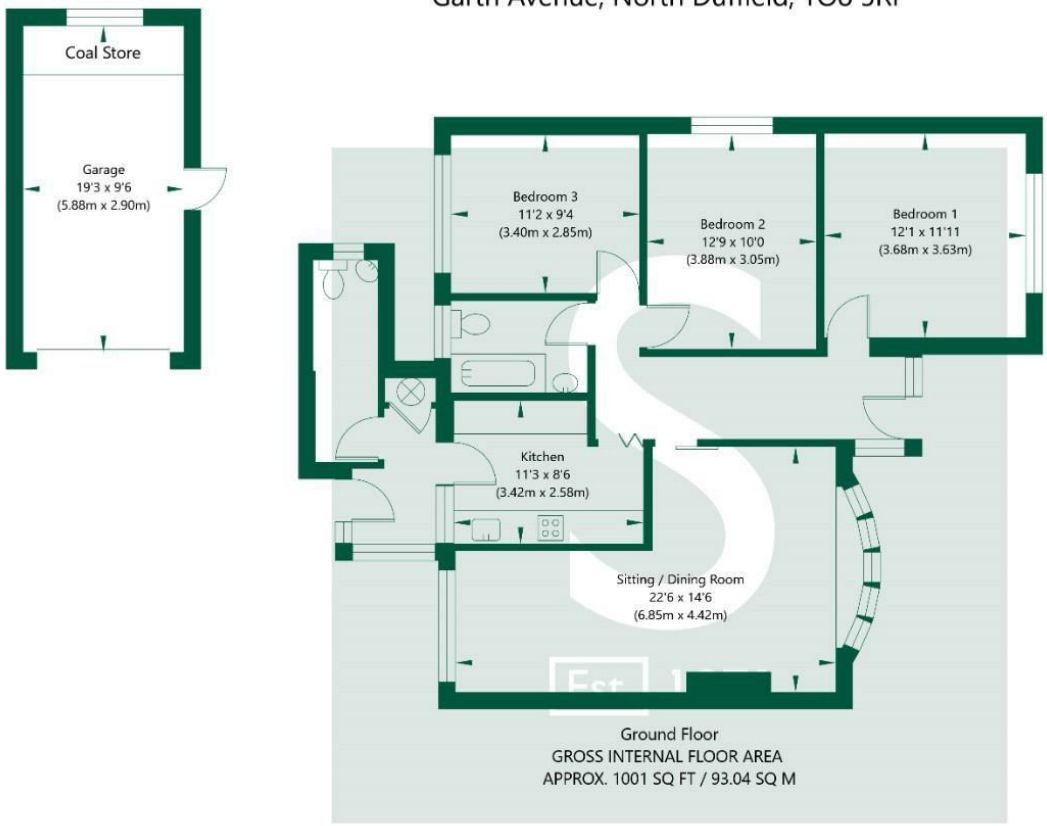
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1001 SQ FT / 93.04 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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