



Gamrudding Cottage Green Lane North Duffield  
Selby, YO8 5RR  
Guide Price £250,000

We as agents are delighted to have the opportunity to present to the market this delightful detached 18th Century Cottage home! Tucked in a quiet spot off the sought-after Green Lane in the popular village of North Duffield, Gamrudding Cottage is a charming detached period cottage offering flexible living arranged over two floors and being in a peaceful setting. The property has spacious ground floor living as well as being complemented by additional versatile rooms on the second floor, ideal for use as occasional rooms, a home office, or hobbies space. The ground floor accommodation benefits from a bright and cheery living room, modern breakfast kitchen, modern bathroom and sunny conservatory. The wooden staircase leads to two versatile cottage-style rooms both having windows and heating. Externally, the cottage benefits from landscaped, private gardens, driveway parking and single garage with potential to use as a workshop or office, all within easy reach of Selby, York and surrounding countryside. An early viewing is highly recommended!



### Hallway

### Lounge

17'8" x 11'6" (5.38m x 3.51m)

### Kitchen

16'6" x 8'10" (5.03m x 2.69m)

### Conservatory

10'10" x 7'8" (3.30m x 2.34m)

### Master Bedroom Suite

16'6" x 10'10" (5.03m x 3.30m)

### Bathroom

11'11" x 7'1" (3.63m x 2.16m)

### First Floor

### Attic Room 1

10'9" x 10'10" (3.28m x 3.30m)

### Attic Room

10'2" x 8'5" (3.10m x 2.57m)





### Outside

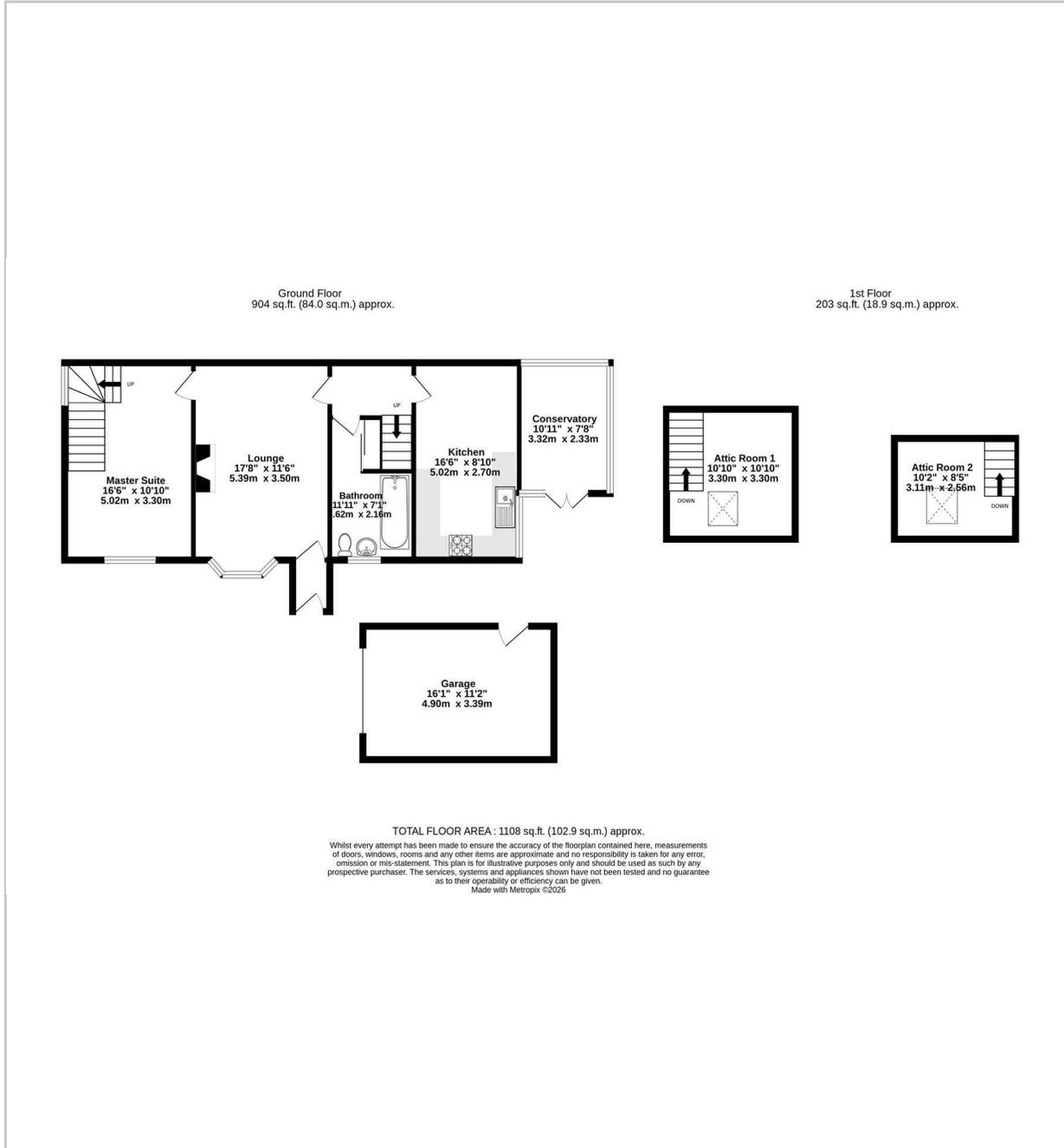
Landscaped gardens with garage (16'1" x 11'2") with potential to use as a workshop or office.

### Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



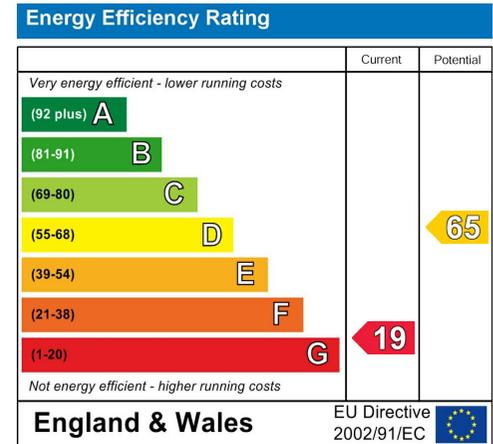
# FLOOR PLAN



# LOCATION



# EPC



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