

Park Row



St. Leonards Avenue, Osgodby, Selby, YO8 5HE

Offers Over £210,000



**** WELL MAINTAINED GARDEN ** DETACHED GARAGE **** Situated in Osgodby, this semi-detached property briefly comprises: Hall, Ground Floor w.c, Lounge and Kitchen Diner. To the First Floor: three bedrooms and Bathroom. Externally a driveway, detached garage and enclosed garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND SIZE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**











PROPERTY OVERVIEW

Located in the sought-after village of Osgodby, this attractive three bedroom semi-detached home offers well presented accommodation ideal for families or first-time buyers.

The ground floor offers a modern kitchen diner perfect for everyday living and entertaining. There is also a convenient ground floor w.c and separate lounge. Upstairs, the property features bedrooms and a contemporary shower room.

Outside, the front of the property benefits from a driveway providing off-street parking, while to the rear there is a garage. The rear garden offers a delightful outdoor space with a paved seating area leading onto a neatly lawned garden, ideal for relaxing or enjoying time with family and friends.

Situated in a peaceful village location, this home combines comfortable living with great outdoor space and excellent access to local amenities and transport links.

GROUND FLOOR ACCOMMODATION

Ground Floor w.c

4'11" x 2'5" (1.51m x 0.76m)

Lounge

15'8" x 12'2" (4.79m x 3.72m)

Kitchen Diner

20'2" x 9'6" (6.17m x 2.92m)

FIRST FLOOR ACCOMMODATION

Bedroom One

12'2" x 12'11" (3.73m x 3.96m)

Bedroom Two

9'8" x 9'6" (2.95m x 2.90m)

Bedroom Three

6'11" x 5'7" (2.11m x 1.71m)

Shower Room

5'6" x 5'6" (1.69m x 1.68m)

EXTERIOR

Front

To the front is a pebbled driveway with a paved walkway leading to the front door.

Rear

To the rear is a paved seating area lawned garden and a garage to the rear which can be accessed by the side of the property.

DIRECTIONS

Proceed through Selby passing Selby Abbey on the left-hand side. Heading towards York, go straight ahead at the traffic lights over the Toll Bridge. At the roundabout, take the second exit A19 and at the following roundabout take the first exit heading towards York. At the next roundabout, take the third exit onto Hull Road/A63. Take the first left onto St. Leonards Avenue and the property can be clearly identified by our Park Row Properties 'For Sale' board.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.


VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to



verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.


OPENING HOURS

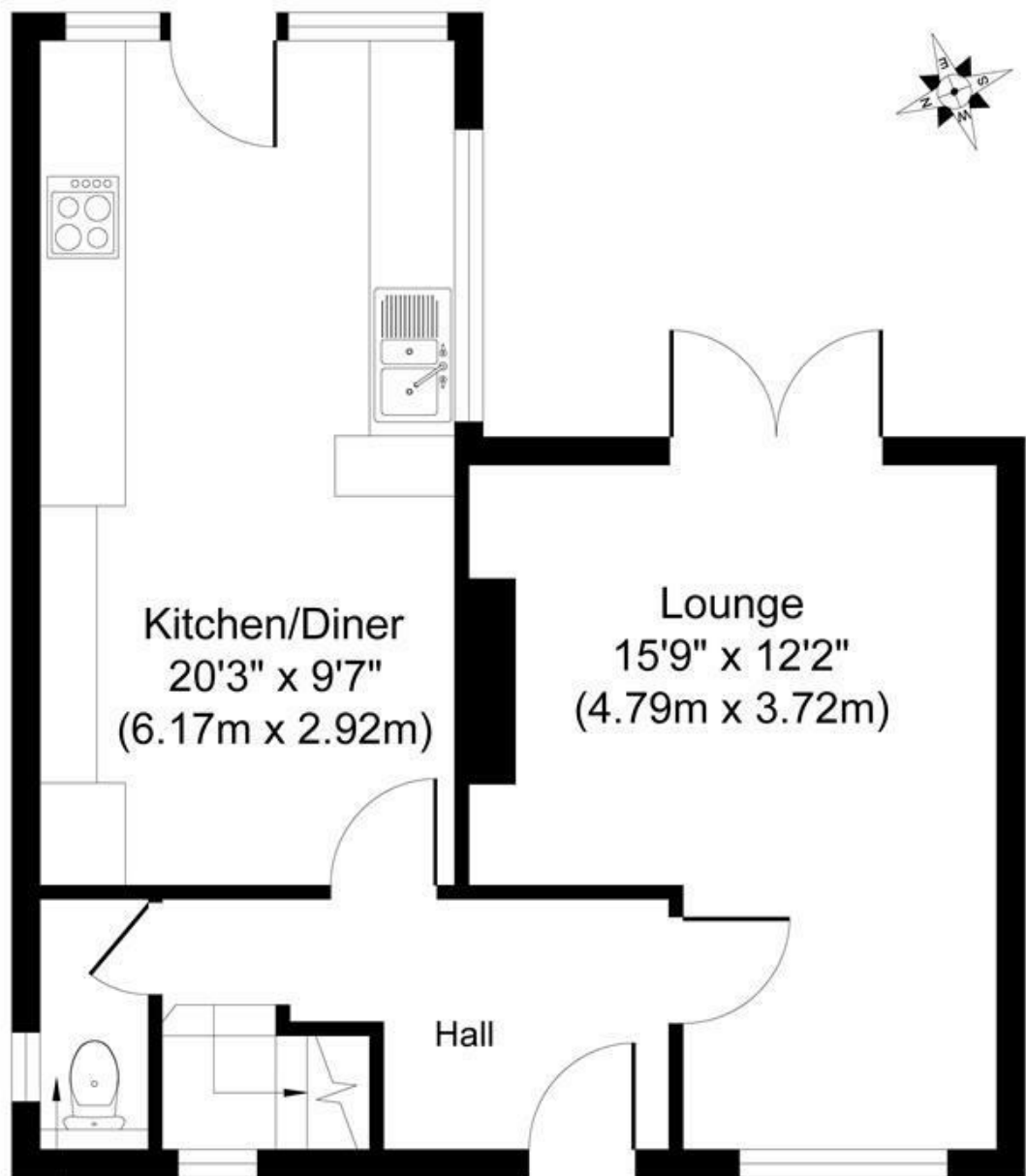
CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480



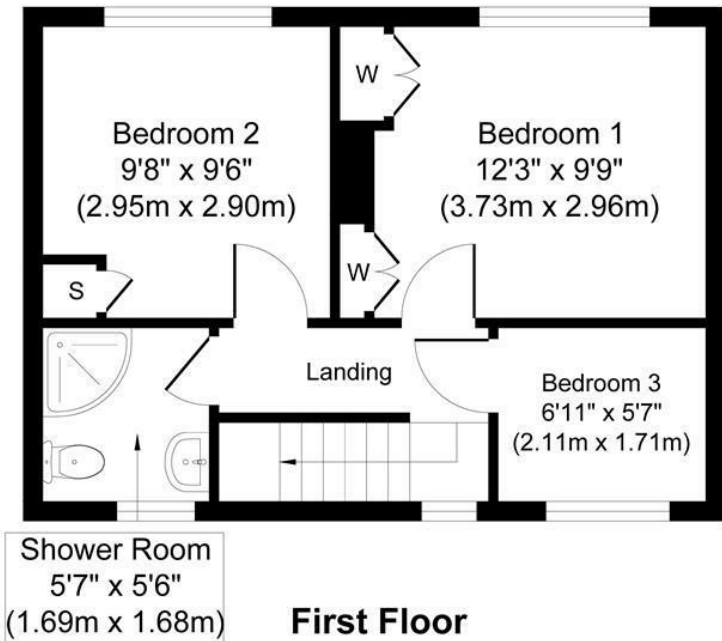


WC
4'11" x 2'6"
(1.51m x 0.76m)

Ground Floor
Approximate Floor Area
444 sq. ft
(41.22 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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