



£240,000

3 Bedroom Semi-Detached House for sale

LOWER FELLSTON SOUTH DUFFIELD ROAD, Osgodby, SELBY





Overview

Charming family home in the village of Osgodby with three double bedrooms and sold with NO ONWARD CHAIN!



Key Features

- NO ONWARD CHAIN
- Three Double Bedrooms
- Tranquil Village Location
- Large Lounge & Separate Dining Room
- Close To Local Amenities
- Garage & Off-Street Parking
- Sizeable Front & Rear Garden
- Council Tax Band C





This fantastic family home in the sought-after village of Osgodby is for sale for the first time in decades, having been carefully looked after by the current owners. The property is for sale with NO ONWARD CHAIN and is ready to welcome a new family to start their next chapter.

Heading into the property from the front porch, visitors immediately enter into the large lounge area built around an attractive stone fireplace. To the rear of the property sits a sizeable open-plan dining room with wide patio doors opening on to the rear garden as well as the kitchen, which has been maintained to a high standard with a fresh, modern feel and electric hob.

Heading upstairs, the first floor plays host to two double bedrooms and a recently renovated house bathroom with a double-width, easy access shower unit.



This floor also features a study or office room with a staircase up to the third and largest bedroom in the converted attic space. This is a fantastic space with plenty of room to enjoy and a sizeable skylight to give an abundance of natural light.

The house sits on a generous plots with good size gardens to the front and rear as well as a large, separate garage that could equally be used as additional storage, a workshop or even as a home gym.

The village of Osgodby enjoys the perfect balance of rural tranquility and proximity to local amenities. The village itself has a truly relaxing, neighbourly feel with a fantastic village pub, newsagent and even a wonderful garden centre. However, isolation isn't an issue in Osgodby as you are only a few minutes drive from Selby town centre complete with various large supermarkets, medical facilities and restaurants.

Commuters will be pleased with easy access to the A1 and M62 and those relying on the train to travel will be close to Selby station, with direct services to Leeds, York, Hull, Manchester and even London.

Kitchen

11' 9" x 8' 6" (3.60m x 2.60m)

Lounge

18' 4" x 10' 9" (5.60m x 3.30m)

Dining Room

14' 5" x 9' 10" (4.40m x 3.00m)

Bedroom 1

11' 5" x 10' 9" (3.50m x 3.28m)

Bedroom 2

10' 9" x 9' 10" (3.28m x 3.00m)

Bathroom

7' 7" x 6' 2" (2.32m x 1.90m)

Study

7' 10" x 7' 7" (2.40m x 2.32m)

First Floor Landing

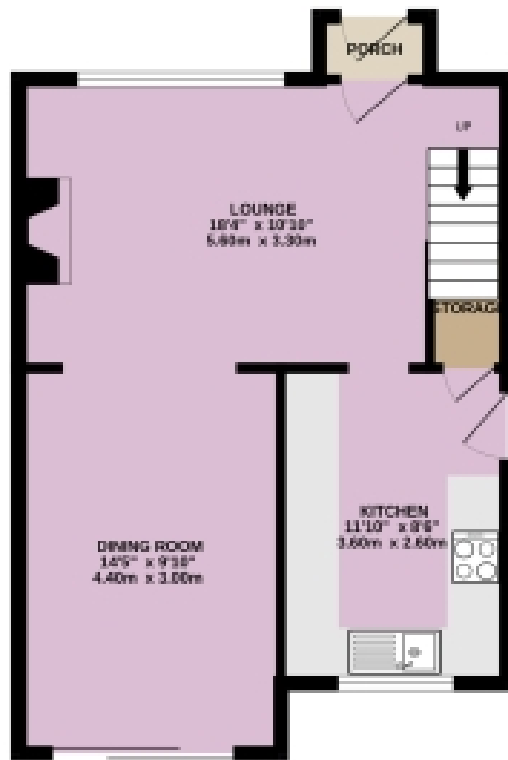
7' 7" x 7' 2" (2.32m x 2.20m)

Bedroom 3

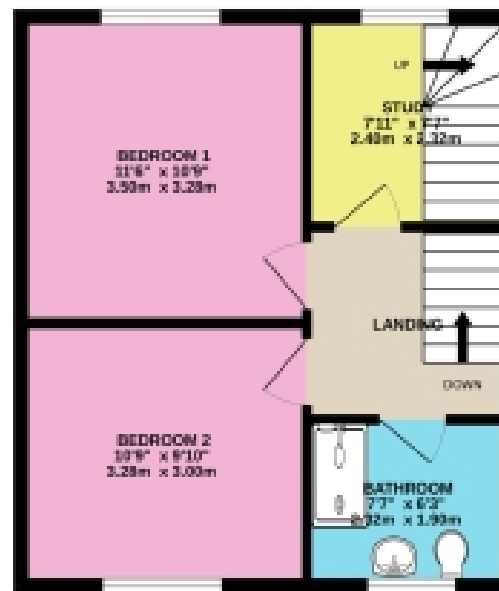
14' 9" x 9' 2" (4.50m x 2.80m)

Floorplans

GROUND FLOOR
496 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



2ND FLOOR
146 sq.ft. (13.5 sq.m.) approx.



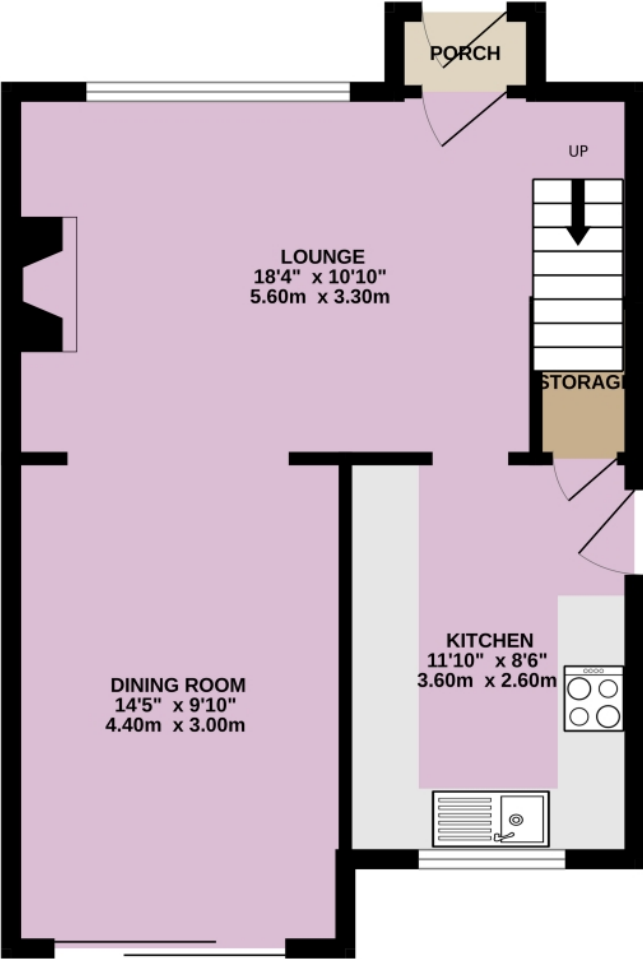
TOTAL FLOOR AREA: 1026 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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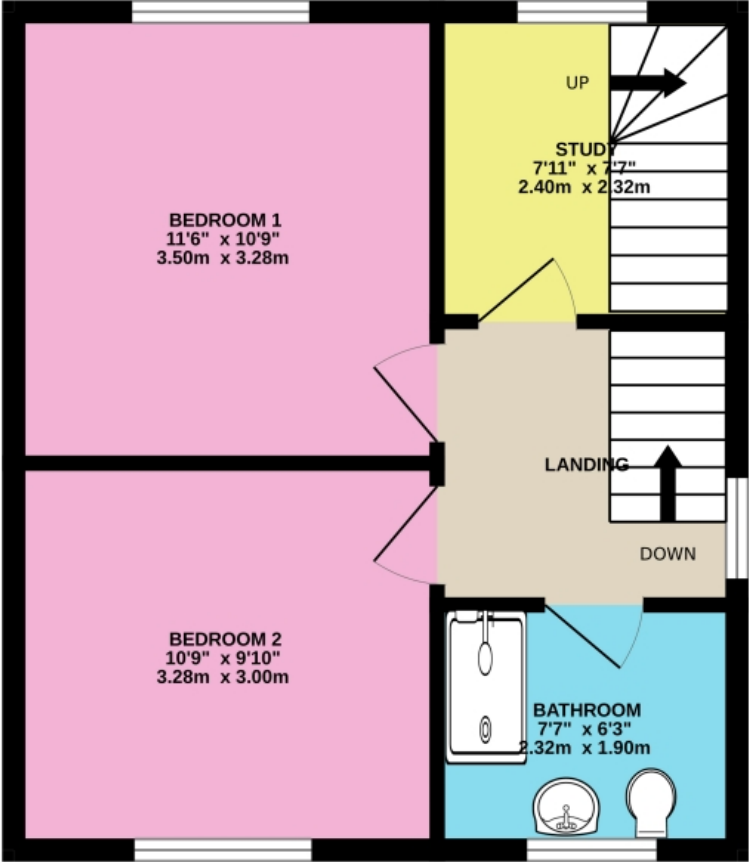
Floorplans

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



Floorplans

1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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