



Gamrudding Cottage Green Lane North Duffield  
Selby, YO8 5RR  
Guide Price £245,000

**NO FORWARD CHAIN!** Nestled in the charming village of North Duffield, Selby, this delightful detached house on Green Lane offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample opportunity for relaxation and entertaining guests.

One of the standout features of this residence is the recently laid exquisite oak flooring, which adds a touch of elegance and warmth throughout the living areas. The bathroom is well-appointed, catering to the needs of modern living complete with a beautiful glass-fronted built in wardrobe for additional storage.

The overall layout of the house promotes a welcoming home for owners and guests alike.

Situated in a peaceful location, this property benefits from the tranquillity of village life while still being conveniently close to local amenities. North Duffield is known for its friendly community and picturesque surroundings, making it an ideal place to call home.

This detached house on Green Lane is not just a property; it is a place where memories can be made. With its attractive features and prime location, it presents a wonderful opportunity for those looking to settle in a serene yet accessible area. Do not miss the chance to view this charming home and envision your future here.

### 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**

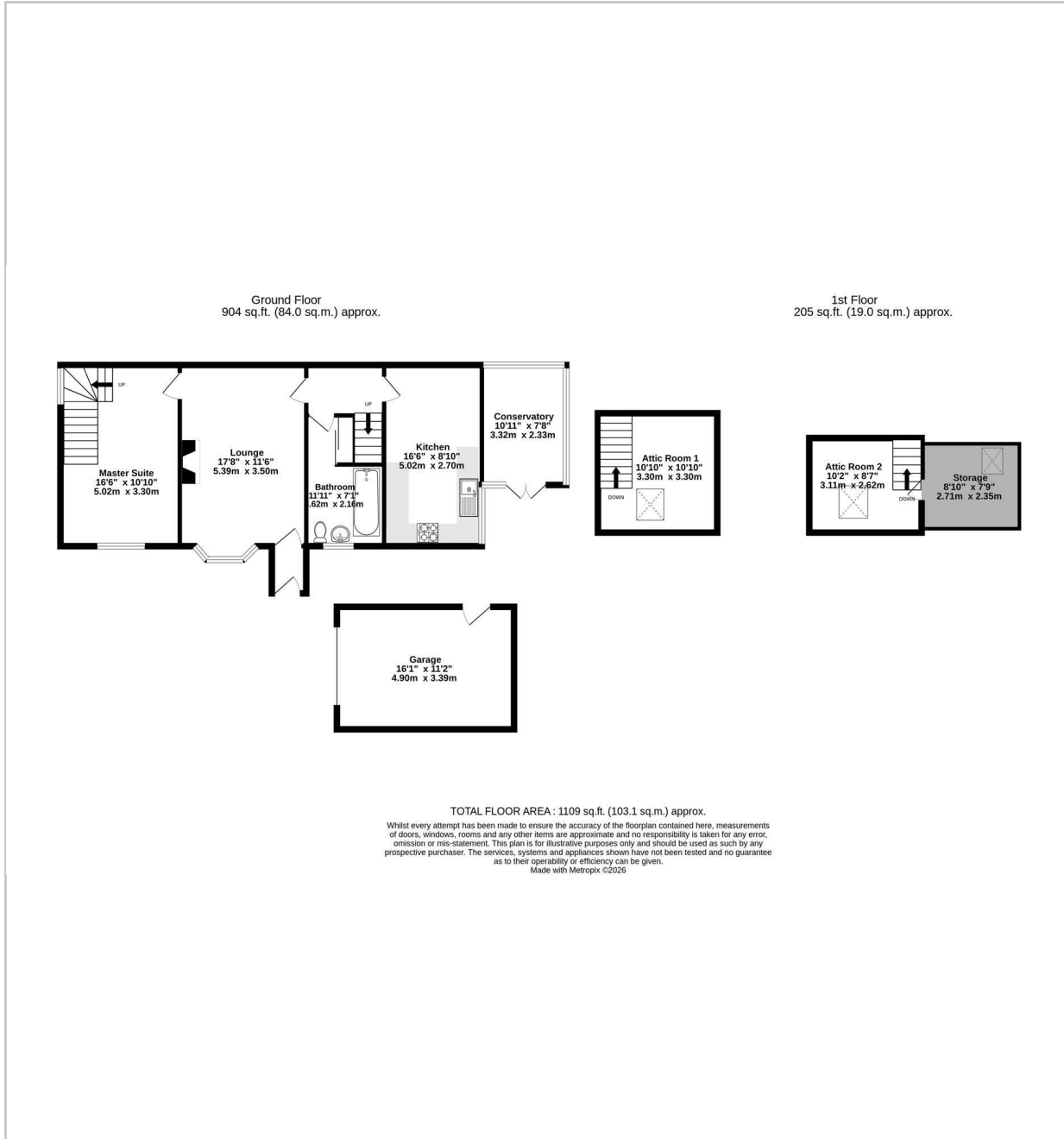
Landscaped gardens with garage (16'1" x 11'2") with potential to use as a workshop or office.

**Agents Notes**

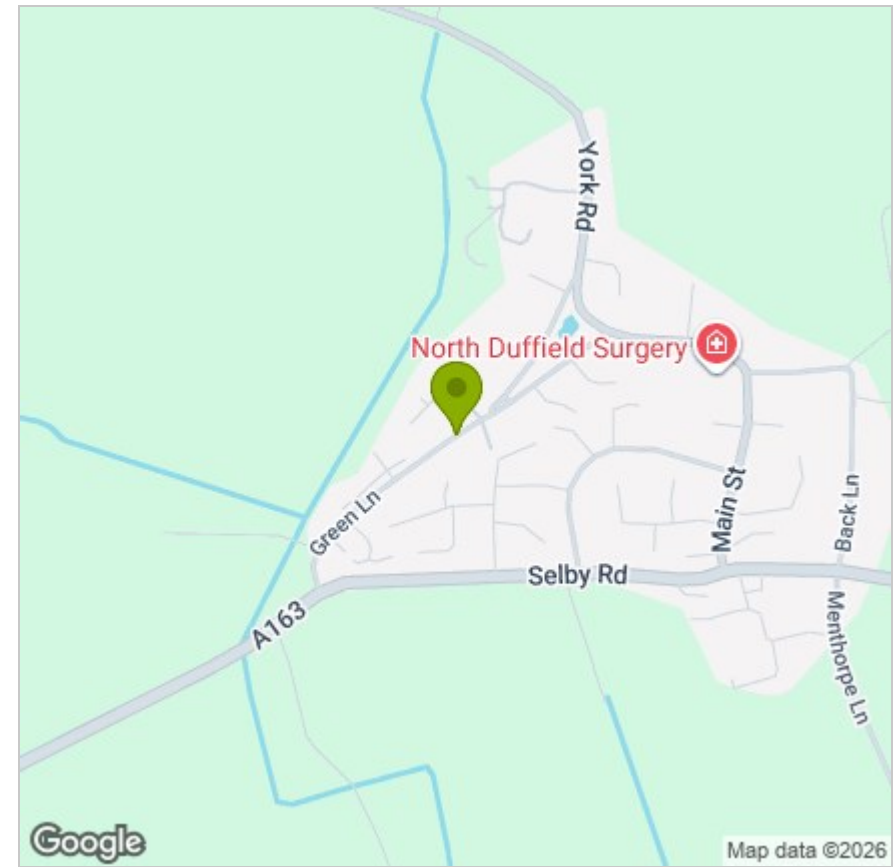
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# FLOOR PLAN



# LOCATION



# EPC

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  |                            | 65        |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  | 19                         |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |

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