



South Duffield Road, Osgodby, Selby

£380,000

**Stephenson's**  
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South Duffield  
Road,  
Selby YO8 5HW

Est. 1871

£380,000

Nestled within the heart of the sought-after village of Osgodby, Pear Tree Cottage is an attractive detached property that effortlessly combines traditional Yorkshire charm with stylish contemporary living. Constructed in characterful brick and offering 1,468 sq ft of accommodation across three floors, this impressive home is ideal for families, professionals, or those seeking flexible work-from-home space.

The welcoming entrance hall leads through to a spacious and comfortable lounge. Large windows allow natural light to flood the space, creating a warm and inviting atmosphere.

At the heart of the home is the stunning open-plan kitchen and breakfast room, thoughtfully designed with an extensive range of shaker-style cabinetry, oak worktops, integrated dishwasher, range style cooker, and central island with storage. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living and making the space perfect for family gatherings and summer entertaining. There is also a small storage cupboard, housing the properties hot water cylinder.

The first floor comprises of two spacious double bedrooms, both beautifully proportioned and filled with natural light. The principal bedroom benefits from extensive fitted wardrobes, while the second bedroom provides excellent guest or family accommodation.

Completing the first floor, is the contemporary bathroom, thoughtfully designed to combine style and practicality, featuring a modern bath with an overhead shower. A stylish vanity unit incorporates a wash hand basin with useful storage beneath. Completing the suite is a modern low-level WC, all



Tenure: Freehold  
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
Broadband Coverage: Up to 1600\* Mbps download speed  
EPC Rating: TBC  
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.



finished with attractive fittings.

The property benefits from a versatile loft room, ideal for a dressing room, or useful office, complete with velux windows to create a bright and airy space.

Externally, to the rear of the property is a large, private garden with a patio and raised lawned area. To the front of the property there is a spacious driveway with parking for multiple vehicles. We understand from the seller, that the gravel driveway to the left is owned by the property to the rear of Pear Tree Cottage. Pear Tree Cottage has a right of access over this to access their driveway.



## Partners:

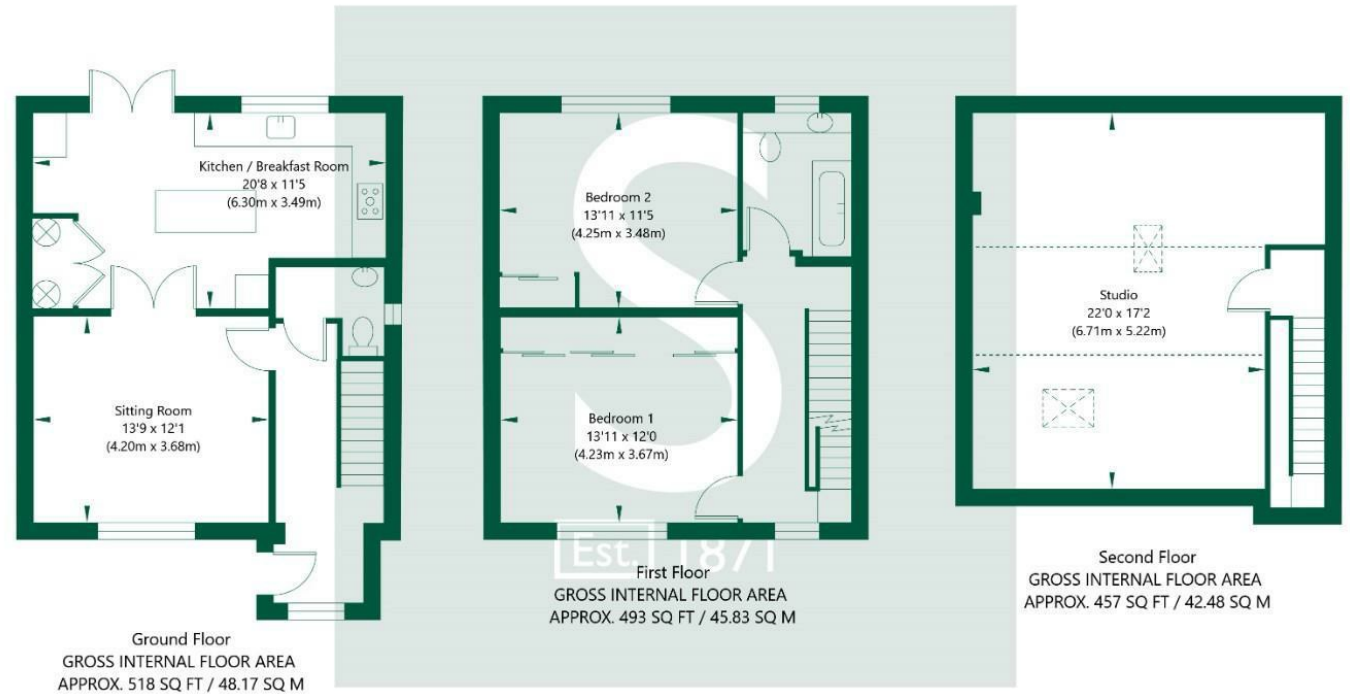
J F Stephenson MA (Cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg. dip MRICS  
O J Newby FNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)  
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1468 SQ FT / 136.48 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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