



HUNTERS[®]
HERE TO GET *you* THERE

29 Kaye Drive, Osgodby, YO8 5ZY

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Offers In The Region Of £390,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this well presented four bedroom extended detached property situated within a cul de sac position in the popular village of Osgodby. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, cloakroom/w.c, reception room/bedroom five with enclosed shower and wash hand basin, kitchen/dining room and lounge to the ground floor. To the first floor there are three bedrooms and a family bathroom. Bedroom two has fitted wardrobes. To the second floor bedroom one has en-suite and built in wardrobes. To the front of the property a driveway leads to a single garage with garden laid to lawn. To the rear of the property there is a garden laid to lawn with patio area and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

The village of Osgodby is located just off the A19, approximately two miles from Selby market town which has a selection of shops, pubs, restaurants and a bustling market once a week. Close to all local amenities including Tesco, Sainsburys, Morrisons supermarkets, Abbey Walk retail park and the market cross shopping centre, railway station and the famous Selby Abbey. The city of York is approximately 14 miles away and the new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford and Doncaster, with excellent road networks being A19, M62, A1041, A1 and M18.

DIRECTIONS

From Selby town Centre head out towards the A19 north towards York, cross over the roundabout in the direction of York, continue along until reaching the new roundabout at the junction of the A63. Take the road signposted to Howden, take the left turn onto Kaye Drive then follow the road round where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

EPC Rating : C

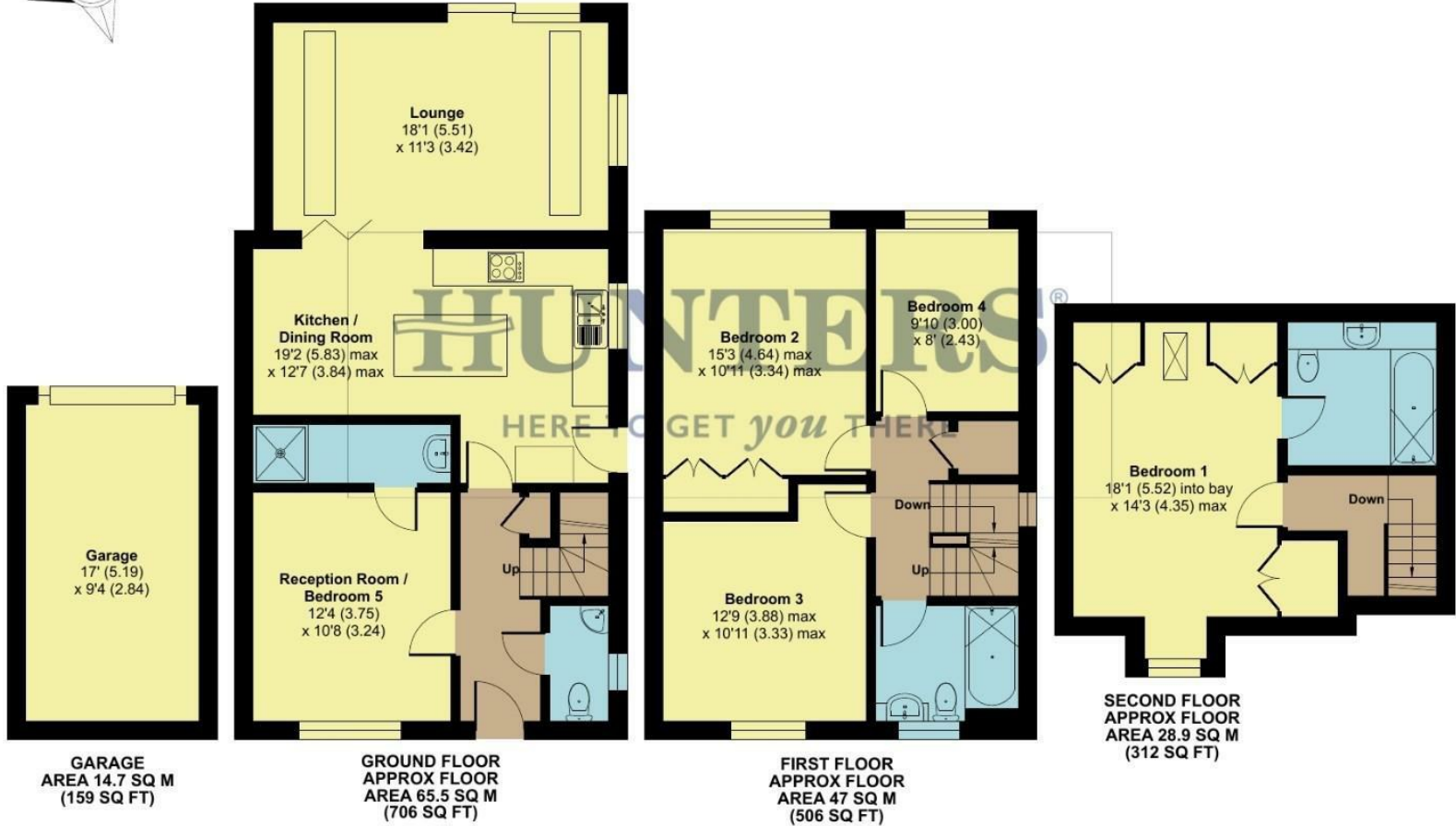
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Kaye Drive, Osgodby, Selby, YO8

Approximate Area = 1524 sq ft / 141.5 sq m
Garage = 159 sq ft / 14.7 sq m
Total = 1683 sq ft / 156.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Hunters Property Group. REF: 1374667

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	







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