



# 2 Howden Road

Osgodby YO8 5HQ

Offers Over £ 110,000

3 Bed Semi-Detached House



- SEMI-DETACHED HOUSE ON LARGER THAN AVERAGE PLOT
- THREE BEDROOMS
- GAS CENTRAL HEATING WITH COMBI BOILER
- MODERN UPVC DOUBLE GLAZING
- IN NEED OF MODERNISATION
- VILLAGE LOCATION IN NON-ESTATE POSITION
- NO ONWARD CHAIN

 **Elmhirst Parker**  
SOLICITORS & ESTATE AGENTS





### Property Summary

\*\*\*NON-ESTATE POSITION ON A LARGER THAN AVERAGE PLOT\*\*\*. A three bedroom semi-detached house in the village of Osgodby, just to the north of Selby and with good access to the transport network. Although in need of modernisation the property does benefit from gas fired central heating with a combi boiler and modern UPVC double glazing and has accommodation briefly comprising, on the ground floor: living room and good sized kitchen/diner and to the first floor 3 bedrooms and a bathroom. Outside are good sized gardens to the rear with off road parking and a useful outbuildings. No onward chain.

Hardwood entrance door with storm porch over leading into;

Entrance Hall:

With radiator and stairs leading off to the first floor.

Living Room:

4.25m max x 3.77 (15'2" max x 13'9")

Having stone fireplace with hearth and mantle. UPVC double glazed window to the front elevation and central heating radiator.

Kitchen:

5.20m max x 2.72 (7'7" max x 7'1")

Having a basic range of base and wall units and a stainless steel sink. Door leading into:-

Porch:

Being of timber construction and single glazed and giving access to the

rear garden.

### FIRST FLOOR

Landing:

Doors off to bedrooms and bathroom. Access to roof space.

Bedroom 1:

3.70m x 2.69m (9'1" x 12'1")

Bedroom 2:

3.63m max x 2.72m max (13'9" x 8'5")

Having fitted cupboards incorporating the central heating combi boiler.

Bedroom 3:

2.44m max x 2.79m max (10'7" x 6'2")

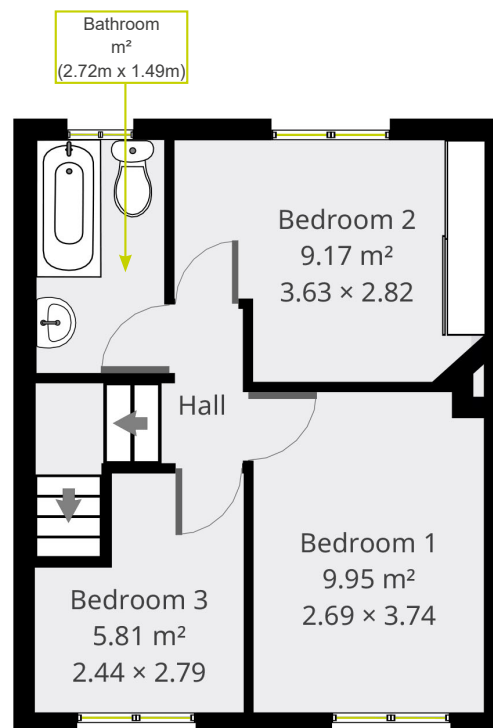
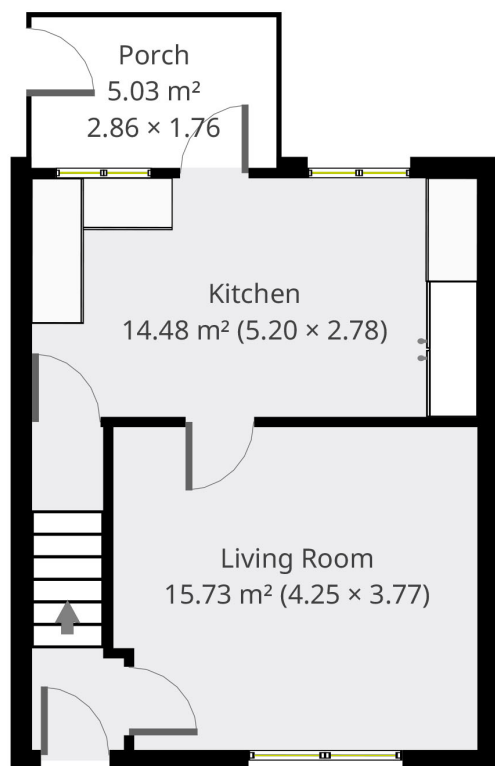
Bathroom:

2.72m x 1.49m

Having a white three piece suite comprising panelled bath, w/c and wash hand basin.

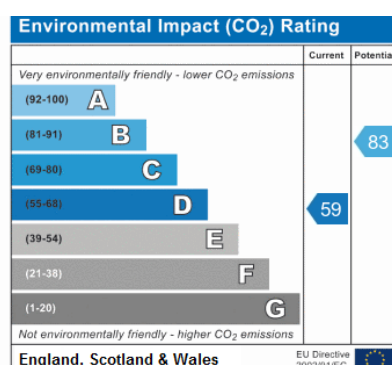
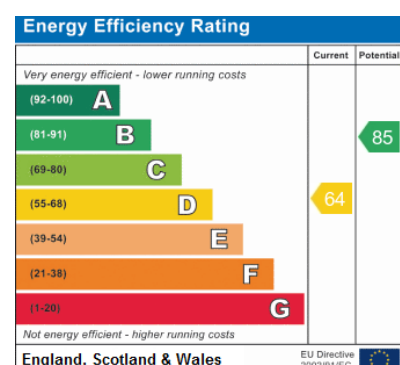
Outside:

There is pedestrian access to the front of the property which has been laid mainly to lawn with mature trees and shrubs. There is also a paved area and a path to the side of the property leading to the rear garden. This is larger than normal and again laid to lawn with a hardstanding area providing off road parking. There are outbuildings and a greenhouse also included in the sale.



70 SQ.M (754 Sq ft.)  
Approximate Total floor Area

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.



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