



William Road

Osgodby
YO8 5HJ

Offers in the Region of
£220,000

2 Bed Detached Bungalow



- DETACHED BUNGALOW
- TWO BEDROOMS
- MODERN WET ROOM
- DOUBLE GLAZING
- SOUTH FACING REAR GARDEN
- VILLAGE LOCATION
- NO ONWARD CHAIN





**** DETACHED BUNGALOW WITH SOUTH FACING REAR GARDEN**** Situated in the village of Osgodby, just to the north of Selby the property briefly comprises:- hallway, living room, kitchen, 2 bedrooms and a modern wet room. Although in need of some modernisation the property does benefit from modern double glazing, oil central heating and gardens to the front and rear. No onward chain.

Accommodation

White UPVC entrance door with glazed side panels leading into:-

Hallway:
Leading into:

Living Room:
4.76m x 3.67m (15'6" x 12'0")

Having an electric fire with a brick and tiled hearth and surround. Large picture window to the front elevation and a central heating radiator.

Kitchen:
3.16m x 2.56m (10'4" x 8'4")

Having a range of base and wall units. Single drainer stainless steel sink unit with mixer tap over. Space for electric oven, fridge and dryer. Plumbing for automatic washing machine. Window to the side elevation and door into:-

Side Porch:
3.17m x 1.39m (10'4" x 4'6")

Being of UPVC construction and having access doors at the front and rear.



Inner Hall:
With doors off.

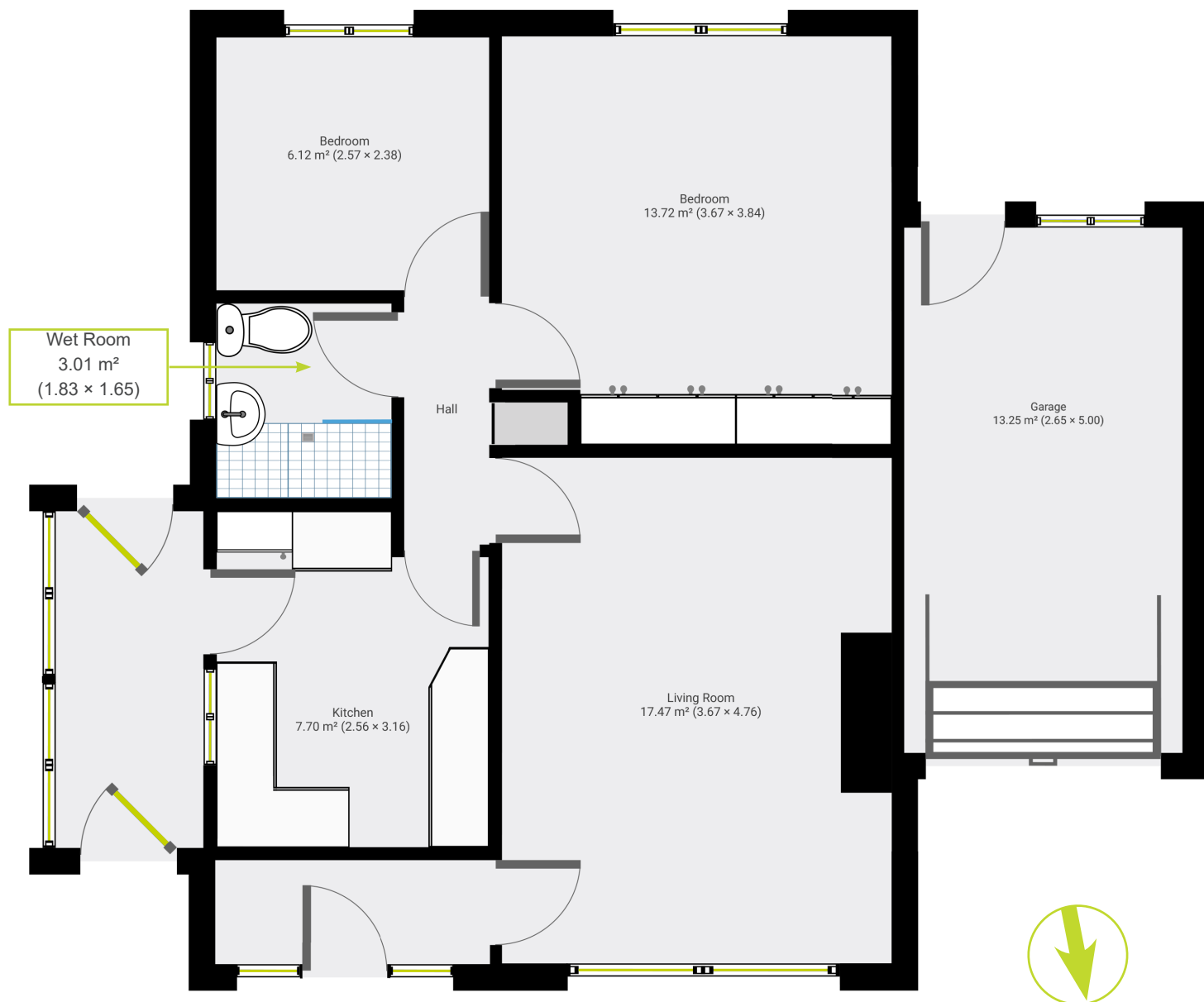
Bedroom 1:
3.84m x 3.67m to front of wardrobes (12'6" x 12'0")
Having a range of fitted furniture including wardrobes and drawers.
With a window to the rear elevation and a central heating radiator.

Bedroom 2:
2.57m x 2.38m (8'4" x 7'8")
Having a window to the rear elevation and a central heating radiator.

Wet Room:
1.83m x 1.65m (6'0" x 5'4")
Fully tiled wet room and having an electric shower and white pedestal basin with mixer tap and wc. Access to the roof space and extractor fan. Having a window to the side elevation and a central heating radiator.

Outside:
The front of the property is laid mainly to lawn with a paved driveway leading to the attached single garage. The rear garden is neat and tidy and south facing. It is laid mainly to lawn with paved pathways. The garden shed is also included in the sale.





70 SQ.M (753 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		54
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	47	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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