



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Gamrudding Cottage Green Lane, North Duffield, Selby, YO8 5RR

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Gamrudding Cottage Green Lane, North Duffield, Selby, YO8 5RR

Asking Price £245,000

## **DESCRIPTION**

Hunters (Selby) are delighted to offer for sale this three bedroom detached cottage situated within the popular village of North Duffield. The property benefits from an LPG central heating system. UPVC double glazing and briefly comprises an entrance hall, lounge with log burning stove, kitchen, conservatory and bedroom one to the ground floor. To the first floor are two further bedrooms. Outside to the front of the property there is a courtyard style garden. To the rear of the property there is a garden set predominately to lawn with patio area, mature shrubs and fencing to the perimeter. There is also a separate garage and allocated parking to the property. Viewing comes highly recommended to appreciate the accommodation on offer. Contact Hunters Selby, seven days a week to book a viewing.

## **DIRECTIONS**

Proceeding from Selby town centre on the A19 towards York, take the right hand turn towards Market Weighton on the A163. Continue on this road for approximately three miles, turn left onto Green Lane where the property can be identified.

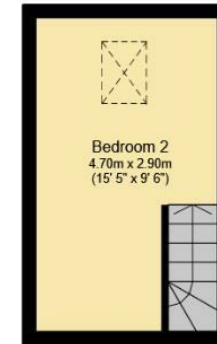
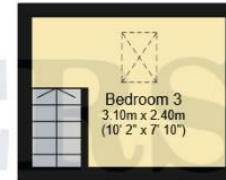
## **LOCATION**

North Duffield is an attractive village with a good mix of period and modern properties which have been thoughtfully developed over the years. The village has local amenities such as an excellent primary school close by, shop, public house etc but the main amenities can be found in either Selby or York. Selby lies approximately 5 miles South west of the village and the Historic City of York lies approximately 13 miles to the North. Good access to the A19, A64, M62, M18, A1/M1 trunk roads and Trains to local areas and direct to London run from York, Selby or Howden.

## **Material Information - Selby**

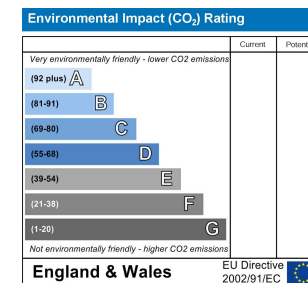
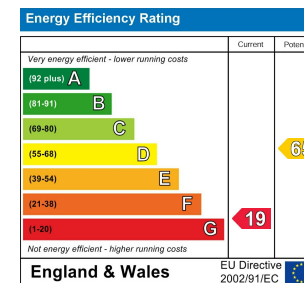
Tenure Type; Freehold  
Council Tax Banding; B

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884  
selby@hunters.com | www.hunters.com



Total floor area: 90.4 sq.m. (973 sq.ft.)

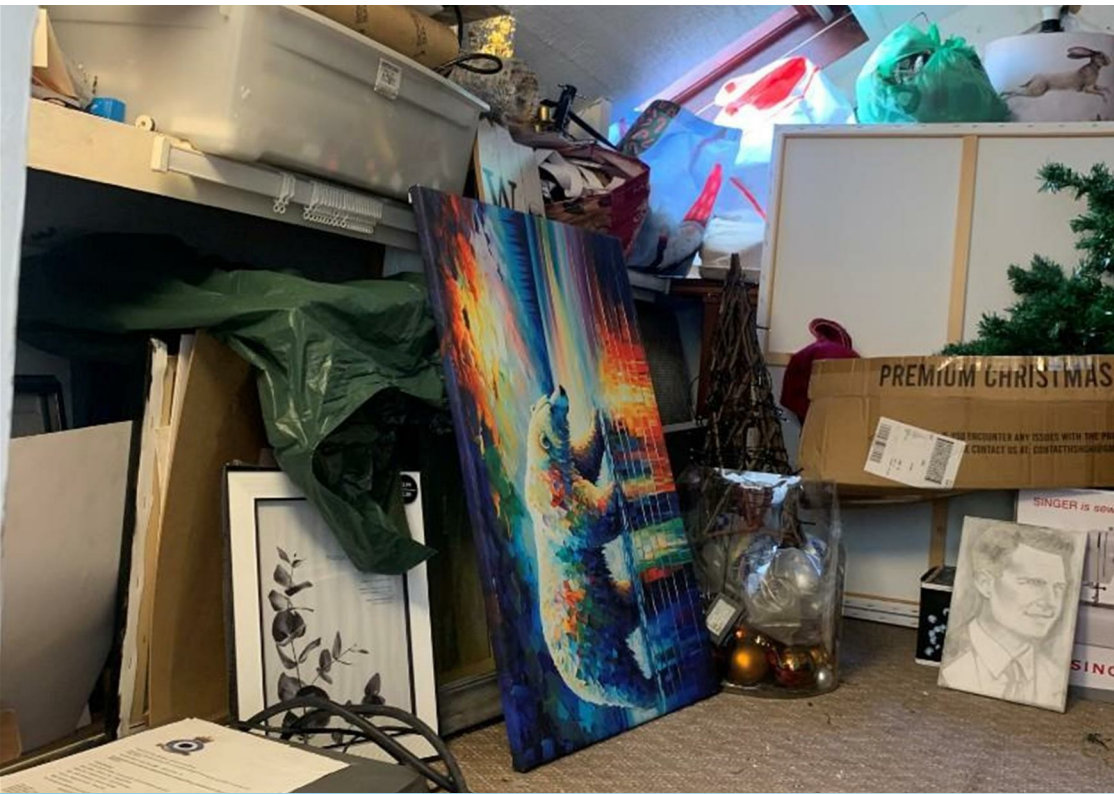
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io













HUNTERS

HERE TO GET YOU THERE