



HUNTERS[®]
HERE TO GET *you* THERE

Aloe Bungalow Cliffe Road, Osgodby, Selby, YO8 5HU

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Offers In The Region Of £350,000

DESCRIPTION

Hunters (Selby) are delighted to be able to offer for sale this three bedroom detached bungalow situated within the popular village of Osgodby. The property benefits from a gas central heating system, UPVC double glazing, solar panels and briefly comprises lounge, kitchen, utility room, dining room, two bathrooms, three bedrooms and a conservatory. Outside of the property there is a driveway that leads down the side of the bungalow to a detached garage. There is a further garden laid to lawn with patio area along with mature shrubs and summerhouse. 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 fourteen 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 roundabout at the junction of the A63. Take the road signposted to Howden and continue onto Hull Road. Turn left onto Cliffe Road where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; C

EPC Rating : B

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Approximate Area = 1336 sq ft / 124.1 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1481 sq ft / 137.5 sq m

For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 124.1 SQ M
(1336 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Hunters Property Group. REF: 1529066

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	









