



Elmhirst  
Parker  
Estate Agents & Solicitors



Osgodby  
YO8 5HL

Offers in the region of  
£230,000



- DETACHED BUNGALOW
- THREE BEDROOMS, TWO OF WHICH ARE DOUBLE
- LIVING ROOM AND DINING AREA
- KITCHEN AND UTILITY
- GAS HEATING AND DOUBLE GLAZING
- WELL ESTABLISHED GARDENS
- GOOD SIZED REAR GARDEN
- POPULAR VILLAGE LOCATION







Nestled in the charming village of Osgodby, Selby, this delightful detached bungalow on Tune Street offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. As you enter, you are welcomed by a spacious living room that seamlessly flows into the dining area, creating an inviting space for relaxation and entertaining. The layout is designed to maximise natural light, making the home feel warm and welcoming. The kitchen is complemented by a handy utility room that adds to the practicality of everyday living. One of the standout features of this property is the good-sized rear garden, which provides a wonderful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Whether you are looking to downsize or seeking a new beginning, this property presents an excellent opportunity to enjoy comfortable living in a lovely setting.

Having a UPVC entrance door with storm porch over leading into:-

#### Entrance Hall

With doors off and a radiator.

#### Living Room

4.60m x 3.34m (15'1" x 10'11")

Having a stone fireplace housing a gas fire with back boiler. With a window to the front elevation. Opening into:-

#### Dining Area

3.23m x 2.5m (10'7" x 8'2")

Having a stone fireplace housing a gas fire with back boiler. With a window to the front elevation. Opening into:-

#### Kitchen

3.33m x 2.29m max (10'11" x 7'6" max)

Having a range of base and wall units. Contrasting work surfaces and breakfast bar which incorporate a single stainless steel sink unit. Space for an electric oven and a fridge/freezer.

#### Utility

2.77m x 1.94m (9'1" x 6'4")

Having plumbing for a washing machine and dryer. Windows overlooking the garden and a door leading to the rear.





### Bedroom 1

3.33m x 3.04m (10'11" x 9'11")

Being of a double size. With a window to the rear elevation and a radiator.

### Bedroom 2

3.63m x 2.36m (11'10" x 7'8")

Being of a double size. Having a window to the front elevation and a radiator..

### Bedroom 3

3.42m x 1.81m (11'2" x 5'11")

Having a window to the front elevation and a radiator.

### Bathroom

3.33m x 1.5. (10'11" x 4'11".)

Being partly tiled and having a grey suite comprising panelled bath, wash hand basin set in a vanity unit and wc. With a window to the rear elevation and a radiator.

### Garage

A single detached concrete garage with an up and over door and personal door.

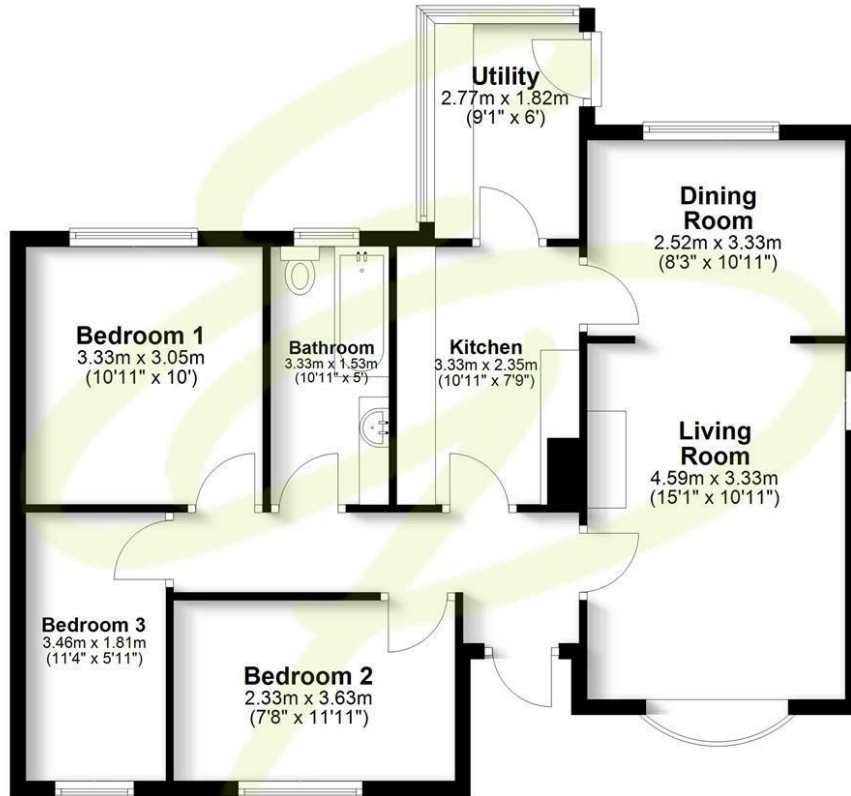
### Outside

There are neat and tidy well established gardens to the front and rear . The front has a small lawned area with gated access and a hedge to the front. A concrete driveway provides off road parking and leads to the garage. The rear garden is of a good size and is laid to lawn with a paved patio area. Greenhouse.



## Ground Floor

Approx. 76.5 sq. metres (823.3 sq. feet)



Total area: approx. 76.5 sq. metres (823.3 sq. feet)

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.  
Plan produced using PlanUp.

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

T: 01757 293620

E: [eproperty@elmhirstparker.com](mailto:eproperty@elmhirstparker.com)

W: [estateagents.com](http://estateagents.com)

13 Finkle Street Selby  
North Yorkshire  
YO8 4DT



Find us on.. **rightmove**

