



Gamrudding Cottage Green Lane North Duffield

Selby, YO8 5RR

Guide Price £245,000

NO FORWARD CHAIN! Offered for sale by a prominent York artist this lovely detached property is nestled in the charming village of North Duffield and as you would expect boasts bespoke artwork throughout. With two reception rooms and three well-proportioned bedrooms, this home is ideal for families wanting enough space to relax and entertain.

One of the standout features is the recently laid oak flooring, which adds a touch of elegance and warmth throughout the living areas. The bathroom is well-appointed, catering to the needs of modern living and complemented with a beautiful glass-fronted built in wardrobe for additional storage.

The overall layout of the house promotes a welcoming home for owners and guests alike.

Situated in a peaceful village location, North Duffield has all the local amenities you need and is known for its friendly community and picturesque surroundings.



Hallway

Lounge

17'8" x 11'6" (5.38m x 3.51m)

Kitchen

16'6" x 8'10" (5.03m x 2.69m)

Conservatory

10'10" x 7'8" (3.30m x 2.34m)

Master Bedroom Suite

16'6" x 10'10" (5.03m x 3.30m)

Bathroom

11'11" x 7'1" (3.63m x 2.16m)

First Floor

Attic Room 1

10'9" x 10'10" (3.28m x 3.30m)

Attic Room

10'2" x 8'5" (3.10m x 2.57m)



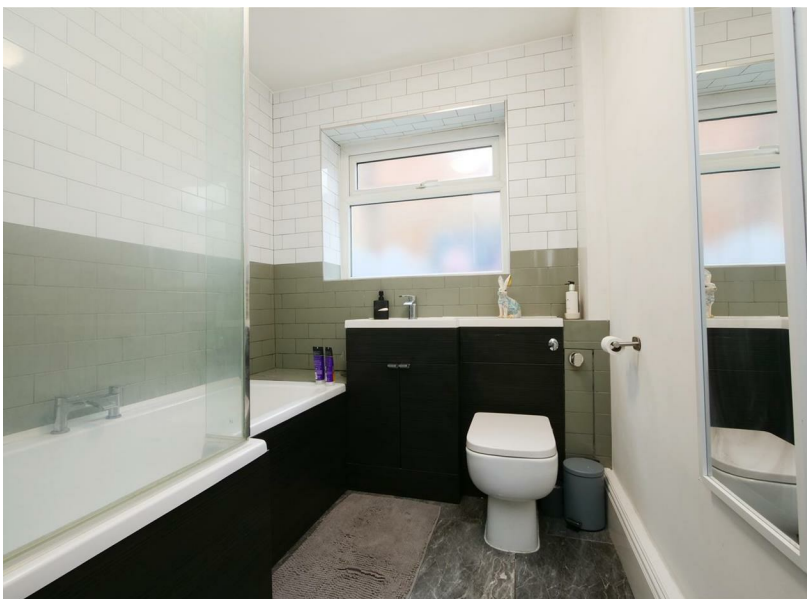


Outside

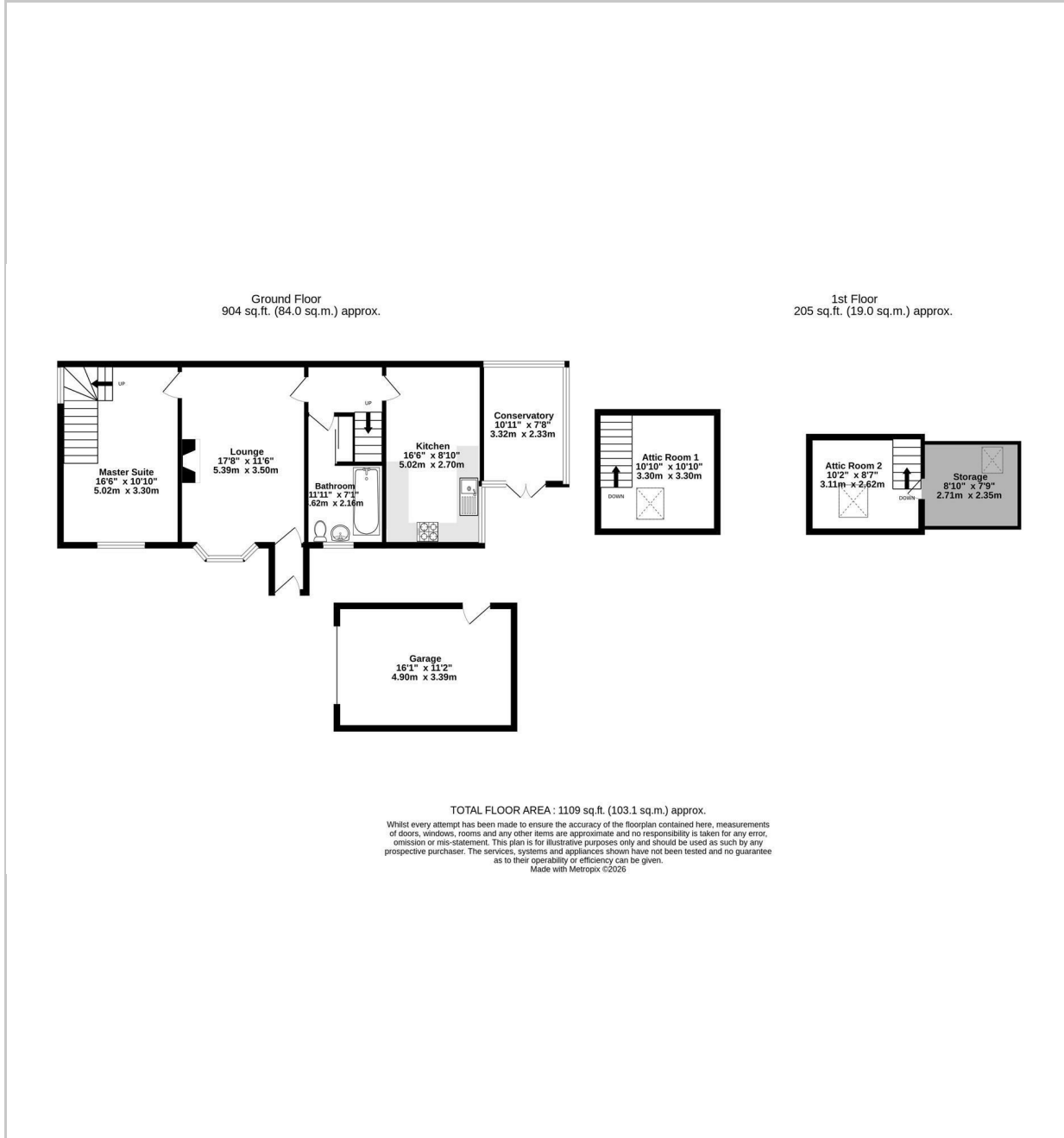
Landscaped gardens with garage (16'1" x 11'2") with potential to use as a workshop or office.

Agents Notes

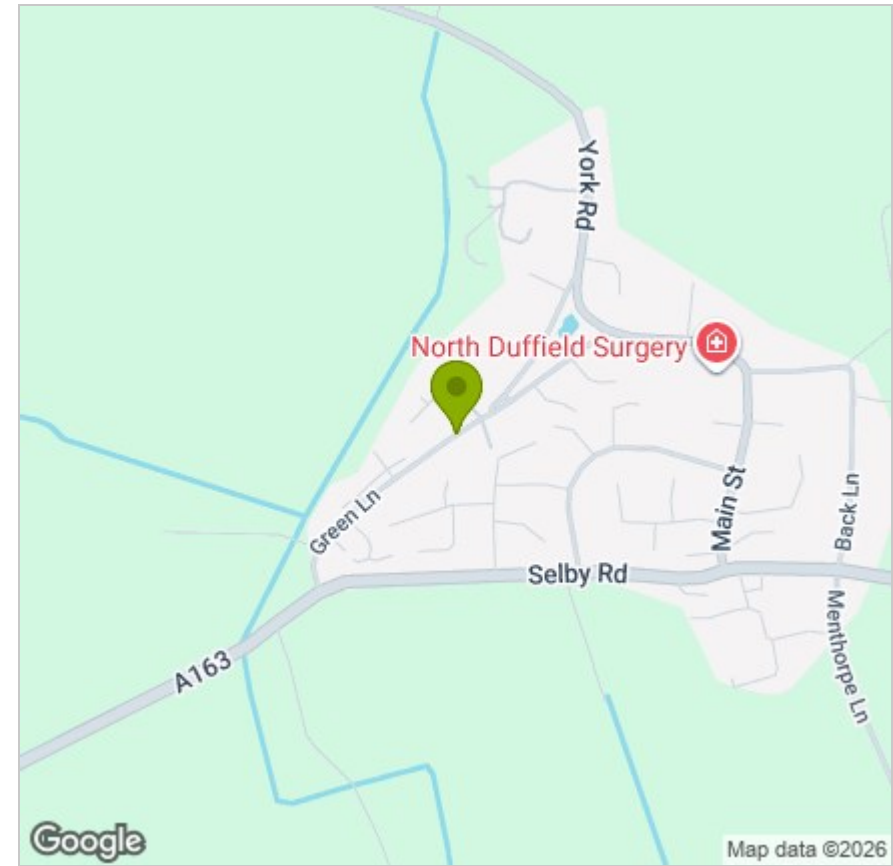
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F		19	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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