



**Gamrudding Cottage** Green Lane North Duffield

Selby, YO8 5RR

**Guide Price £250,000**

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We as agents are delighted to have the opportunity to present to the market this delightful, cottage style detached home! Situated on the sought-after Green Lane in the popular village of North Duffield, Gamrudding Cottage is a charming detached home offering flexible living in a peaceful setting.

The property is arranged as a one-bedroom residence, complemented by additional versatile rooms within the dormer, ideal for use as occasional rooms, a home office, or hobbies space. The ground floor accommodation benefits from a living room, modern breakfast kitchen, modern bathroom and sunny conservatory.

Externally, the cottage benefits from landscaped, private gardens, driveway parking and single garage, all within easy reach of Selby, York and surrounding countryside.

## Hallway

## Lounge

17'8" x 11'5" (5.39m x 3.50m)

## Kitchen

16'5" x 8'10" (5.02m x 2.70m)

## Conservatory

10'10" x 7'7" (3.32m x 2.33m)

## Bedroom

16'5" x 10'9" (5.02m x 3.30m)

## Bathroom

11'10" x 7'1" (3.62m x 2.16m)

## First Floor

### Occasional Room

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

### Occasional Room

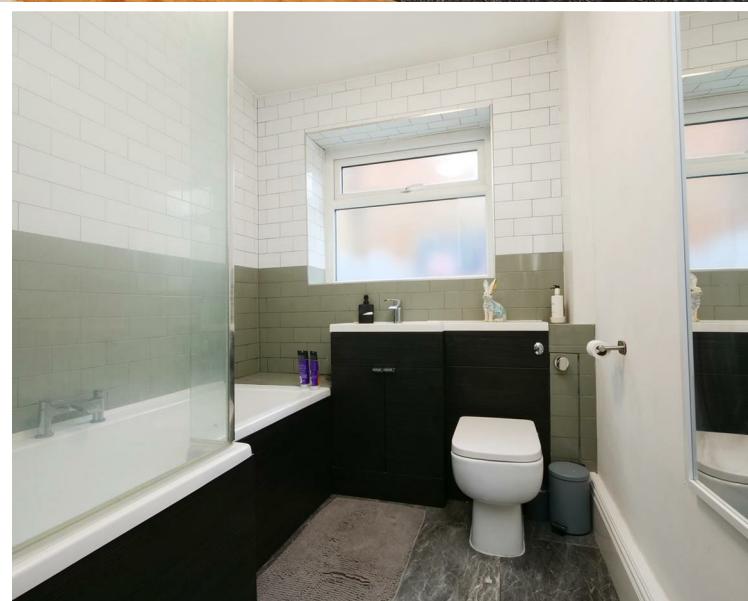
10'2" x 8'4" (3.11m x 2.56m)

## Outside

### Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal

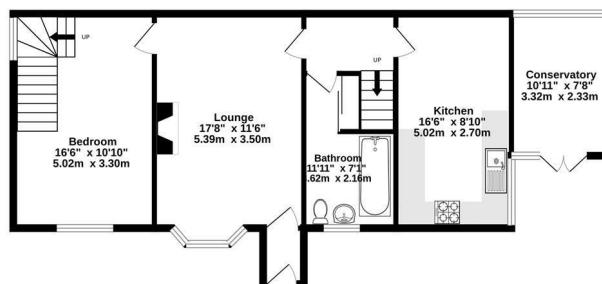




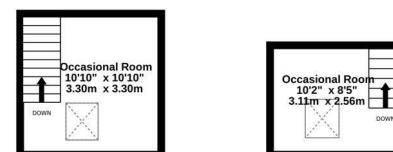
requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

## FLOOR PLAN

Ground Floor  
725 sq.ft. (67.4 sq.m.) approx.



1st Floor  
203 sq.ft. (18.9 sq.m.) approx.

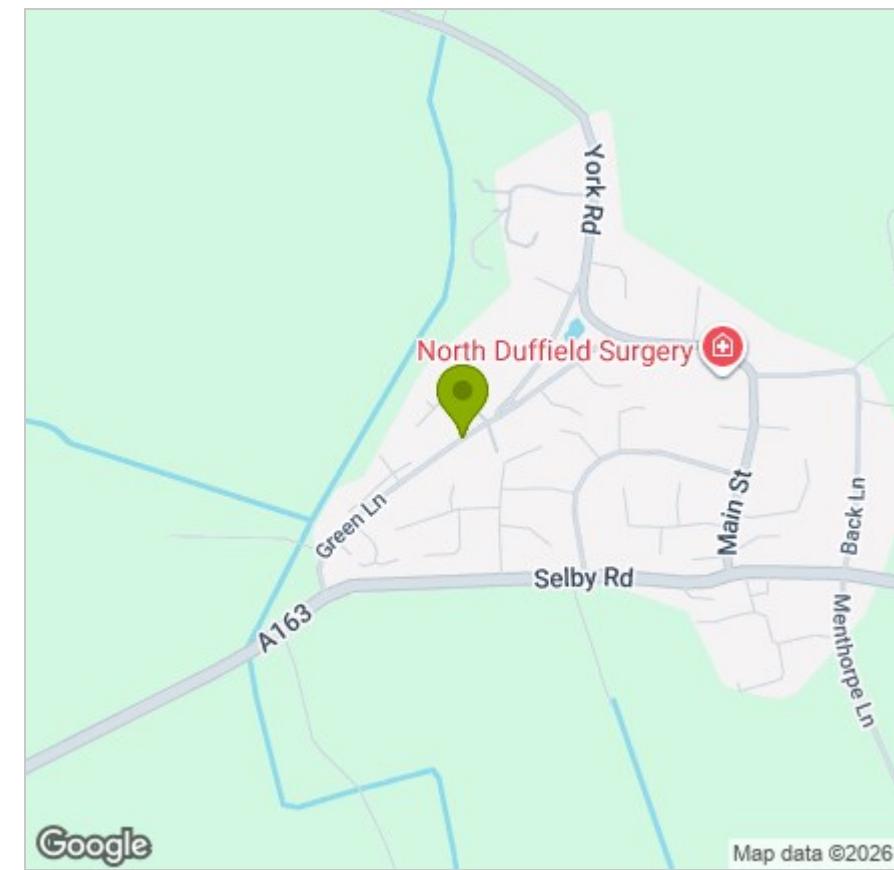


TOTAL FLOOR AREA: 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure accuracy in the drawing, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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