



Gamrudding Cottage Green Lane North Duffield

Selby, YO8 5RR

Guide Price £250,000

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

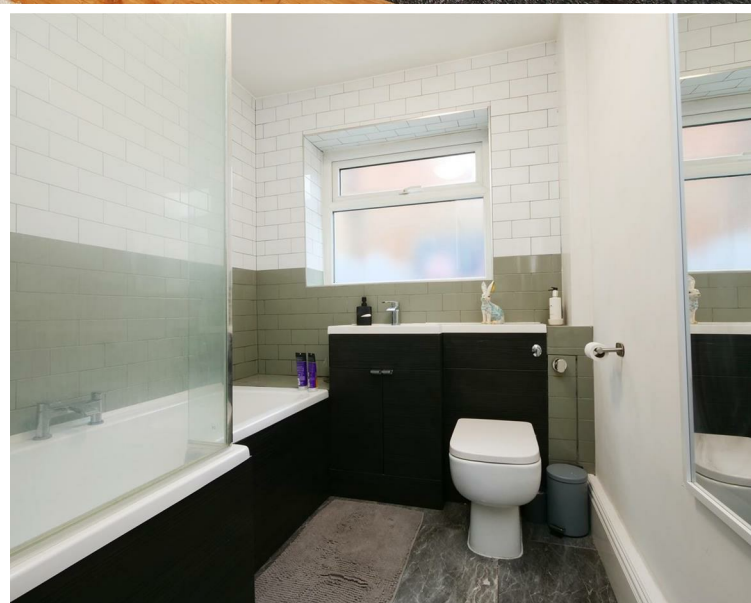
Agents Notes

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

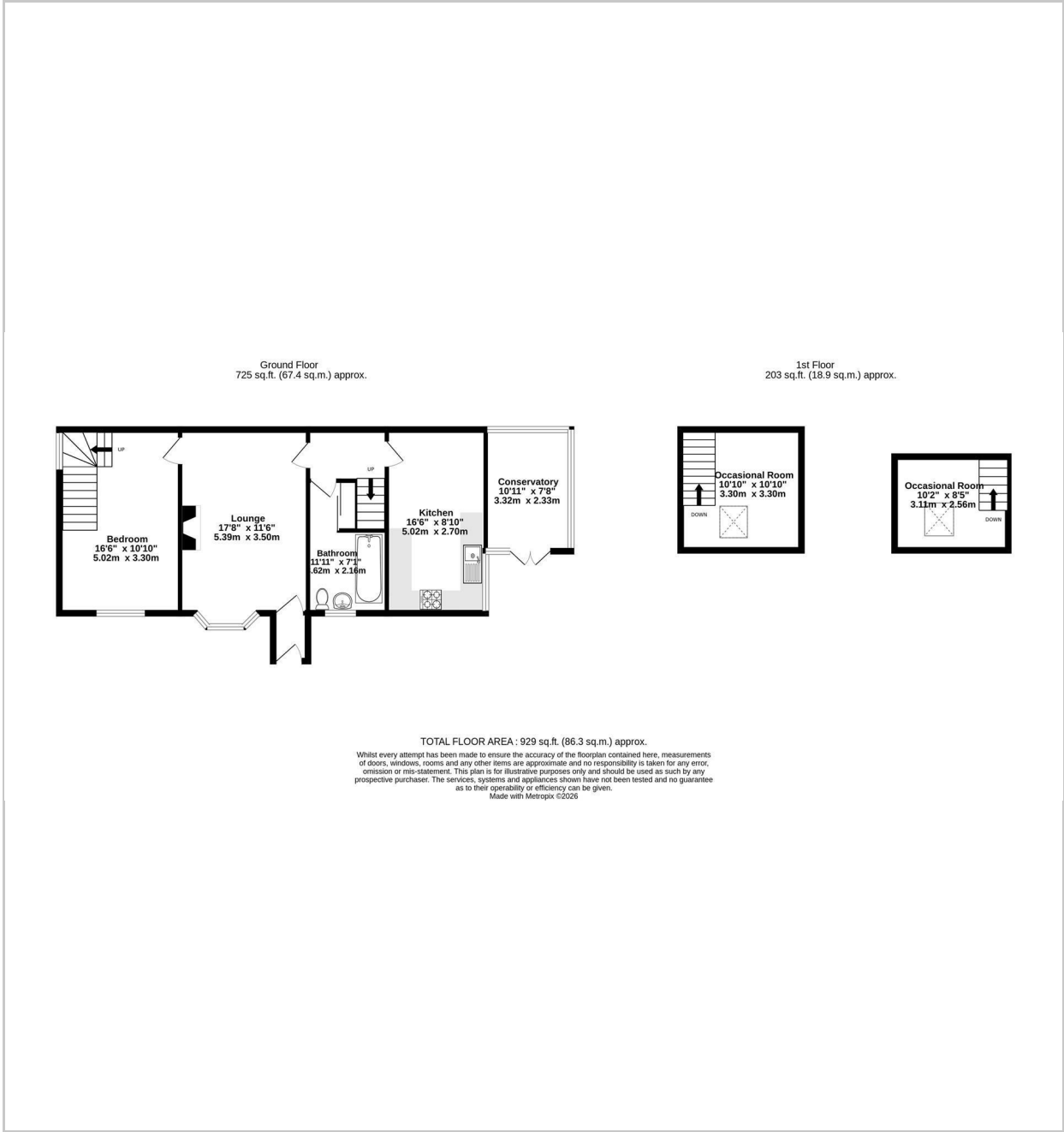




requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



FLOOR PLAN



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		
(1-20) G	19	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.