



3 GAMRUDDING, GREEN LANE, NORTH DUFFIELD, SELBY. YO8 5RR

A CHARMING SEMI-DETACHED COUNTRY COTTAGE WITH ENCLOSED ESTABLISHED LAWNED GARDEN AND SITUATED AT THE END OF A PRIVATE CUL-DE-SAC JUST OFF THE VILLAGE GREEN. IN OUR OPINION, THE PROPERTY PROVIDES A RARE OPPORTUNITY FOR IMPROVEMENT AND EXTENSION (SUBJECT TO CONSENTS) TO PROVIDE AN INDIVIDUAL COTTAGE WITH CONVENIENT ACCESS TO A RANGE OF VILLAGE AMENITIES AND FEATURES INCLUDING VILLAGE GREEN AND DUCK POND

OFFERS IN EXCESS OF: £175,000

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SUMMARY OF PRINCIPAL ACCOMMODATION

* ENTRANCE PORCH * ENTRANCE HALL * KITCHEN * BATHROOM & W.C. *
* DINING ROOM/LIVING ROOM * SITTING ROOM * 2 BEDROOMS *
* NIGHT STORAGE HEATERS * DELIGHTFUL GARDEN *

ACCOMMODATION GROUND FLOOR

TIMBER ENTRANCE PORCH:

ENTRANCE HALL:

KITCHEN:

7' 2" (2.18m) x 6' 6" (1.98m). Base unit with sink, work surface, plumbing for washer and point for electric cooker.

BATHROOM:

Panel bath, pedestal wash basin and low-level W.C. Night storage heater.

DINING/LIVING ROOM:

13' 1" (3.99m) x 12' 10" (3.91m) into recess.



Fireplace with tiled interior, enclosed solid fuel fire and tiled hearth. Recessed cupboard, under stairs cupboard, tiled floor, two night storage heaters and door to front garden.

SITTING ROOM:



11' 0" (3.35m) x 9' 0" (2.74m).

Night storage heater and period fireplace with arched top interior.

From the Sitting Room a turning enclosed staircase rises to -

FIRST FLOOR

BEDROOM 1 (FRONT):

13' 1" (3.99m) x 13' 1" (3.99m).



Night storage heater, recessed wardrobes and airing cupboard with hot water cylinder and immersion heater.

BEDROOM 2 (REAR):

11' 2" (3.4m) x 9' 0" (2.74m) to recess. Recessed wardrobe and period fireplace with basket grate.

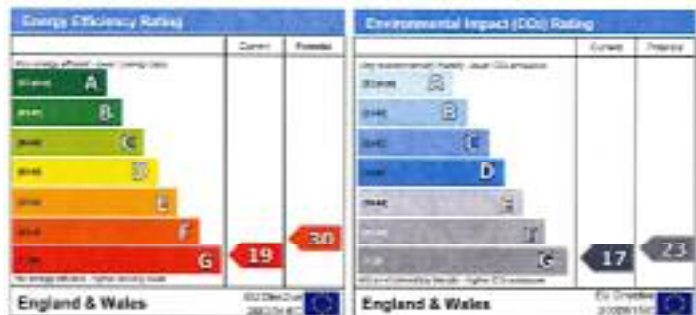
OUTSIDE:



The property is approached through a metal gate leading to a **TIMBER GARAGE**. The front garden comprises flower beds and to the side is a large enclosed area of garden

mainly laid to lawn with screening of mature trees.

ENERGY PERFORMANCE GRAPHS:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO²) emission. The higher the rating, the less impact it has on the

FLOOR PLANS:



This floor layout is for illustration purposes only. It is not to scale and should not be relied upon for the taking of measurements.

GENERAL INFORMATION

LOCAL AUTHORITY:

Selby District Council, Tel: 01757 705101.

COUNCIL TAX:

An inspection of the Valuation Office's website on 23rd June 2010 revealed a Band 'B' assessment.

VIEWING:

Strictly by appointment with the Selling Agents, Tel: 01904 679733.

DIRECTIONS:

Leave the A64 York outer ring road on the A19 to Selby. As you enter the village of Escrick take the first turning left to Skipwith, and at Skipwith turn left to North Duffield. As you enter the village, after the duck pond turn right alongside the green where Gamrudding is a turning on the left and the property is situated at the end of the cul-de-sac.

IMPORTANT NOTICE:

These particulars which were prepared on 23rd June 2010 are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3. All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4. Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5. The current availability of this property should be checked particularly if a party is travelling some distance to view.

