



**St Leonards Avenue
Osgodby
Selby
North Yorkshire
YO8**

Offers In Excess Of £199,000

bettermove

St Leonards Avenue Selby

Bettermove are proud to present this 3 bedroom semi-detached house in Osgodby.

This property benefits from double glazing, and gas central heating throughout, with ample off road parking available.

The council tax band is B.

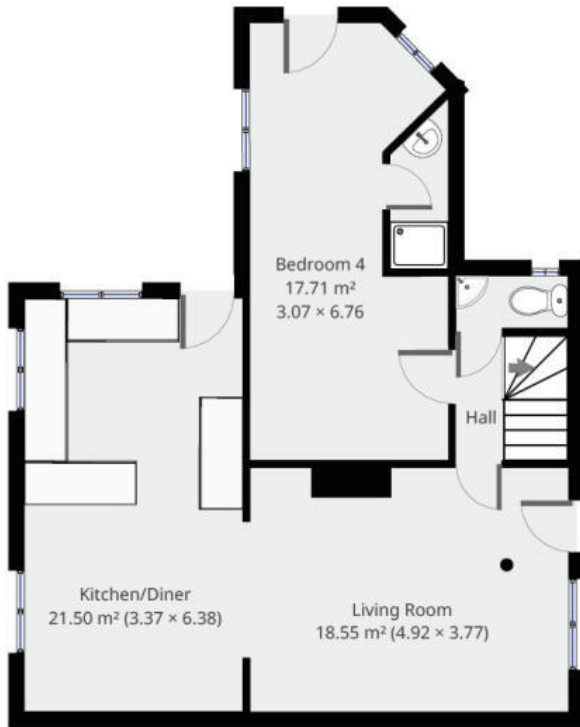
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen/diner, WC, and second reception room, with en-suite, currently used as a fourth bedroom. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the sought after village of Osgodby, Selby, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Selby train station, a variety of local bus routes, and quick access to the A63.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



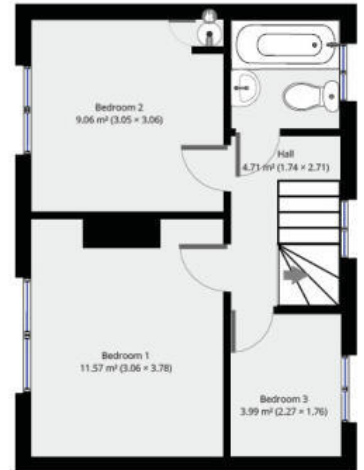
Ground Floor





First Floor

97 sq.m (1045 sq.ft) Approx

1 taken using laser distance metre and may be subject to a small margin of error.
2 our sales details accurate and reliable, if there is any point which is of particular interest to us and we will be pleased to check the information.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk