



St. Leonards Avenue, Osgodby Selby YO8 5HE

welcome to

St. Leonards Avenue, Osgodby Selby

PUBLIC NOTICE

ADDRESS - 15 St. Leonards Avenue, Osgodby, YO8 5HE.



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We are acting in the sale of the above property and have received an offer of £175,500.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: E

Situated on St Leonards Avenue in Osgodby, this semi-detached home offers a great opportunity for investors and first-time buyers. It is well located for access to Selby, Goole and York, and benefits from a front driveway, gravelled area and pathway.

Inside, the entrance hall leads to a lounge with wooden flooring, a fireplace and front-facing window, with doors opening into a conservatory that provides access to the rear garden. There is also a ground floor W/C (plumbing in place), a dining room with storage units, and a kitchen fitted with wall and base units, oven, extractor and sink, with a door to the garden.

Upstairs, the property has three bedrooms (two doubles, one single) and a

Entrance Hall

Lounge

Conservatory

Dining Room

Kitchen

Downstairs W/C

Landing

Master Bedroom

Second Bedroom

Third Bedroom

Bathroom

Rear Garden

Outbuildings



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welcome to St. Leonards Avenue

- SOLD AS SEEN!
- Semi-Detached House.
- Separate Living Areas.
- Driveway for Two Cars.
- Three Bedrooms.

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£185,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SEL109032



Property Ref:
SEL109032 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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