



Jesmond Dene Sand Lane, Osgodby, Selby, YO8 5HN

Video Tour | Beautifully Presented Semi-Detached Bungalow | Two Double Bedrooms | Gated Driveway Parking
| South Facing Rear Garden | Ideal Village Location | Viewing Highly Recommended

- Beautifully Presented Semi-Detached Bungalow
- Gas Central Heating
- Council Tax Band - B
- Ideal Village Location
- Two Double Bedrooms
- Freehold Property
- Extended Property
- Gated Drive Parking
- EPC Rating - D
- Multiple Reception Rooms

Offers Over £250,000

Jigsaw Move are pleased to present this beautifully presented semi-detached bungalow nestled in the charming locale of Sand Lane, Osgodby, Selby. The bungalow offers a delightful blend of comfort and modern living. Built in 1930, this property has been thoughtfully extended to create a spacious and inviting home, boasting an impressive 1006 square feet of well-designed living space, making it an ideal home for small families, couples, or those seeking a peaceful retirement.

Upon entering, you are greeted by two generous reception rooms that provide ample space for relaxation and entertaining. The heart of the home features an open-plan layout, enhanced by an extension that seamlessly connects the living area to a stylish reception room and utility room. Large patio doors invite natural light and provide a lovely view of the well-maintained garden, which includes a charming patio area perfect for al fresco dining, alongside a lush grassy expanse ideal for outdoor activities.

The bungalow comprises two double bedrooms, one been the converted loft space, each equipped with built-in wardrobes, ensuring plenty of storage space while maintaining a tidy aesthetic. While the bathroom is a true highlight, boasting a luxurious roll-top standalone bath and underfloor heating for added comfort.

The property is designed for modern living, with all new windows installed in 2016, enhancing energy efficiency and aesthetics. For those with a penchant for cosy evenings, the chimney has been fitted with a new liner and chimney pot, making it ready for a log burner should you wish to add that extra touch of warmth.

Outside, the south-facing rear garden is a splendid feature, well-presented and perfect for enjoying sunny days. The garden includes a solid wood pagoda over the patio area, complete with a built-in fire pit and barbecue, making it an ideal space for alfresco dining and entertaining friends and family. The grassy area provides a lovely spot for relaxation or play.

One of the standout features of this property is the gated driveway, which offers secure parking for up to two vehicles. This added convenience is particularly appealing in a village setting, where off-street parking can often be a challenge.

The property is situated within the very desirable village location of Osgodby. This sought after village hosts a range of local amenities including; Garden center with cafe, public house, takeaway, hair salon and Methodist church. While the town of Selby boasts a number of high street stores, independent shops, weekly Monday market, bars and restaurants. Osgodby is an ideal location when commuting to Selby, York and Leeds as it is close to all major networks.

This bungalow is not just a home; it is a lifestyle choice, offering a serene environment in a friendly community. Whether you are looking to downsize or seeking a charming first home, this property is sure to impress. Don't miss the opportunity to make this delightful bungalow your own.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 29'2" x 13'2" (8.90m x 4.02m)

Reception Room 21'4" x 7'1" (6.51m x 2.15m)

Kitchen 12'0" x 9'2" (3.66m x 2.79m)

Utility 4'5" x 8'0" (1.34m x 2.44m)

Bedroom One 10'0" x 12'11" (3.04m x 3.93m)

Bathroom 5'10" x 7'2" (1.79m x 2.18m)

FIRST FLOOR ACCOMMODATION

Bedroom Two 10'5" x 13'8" (3.18m x 4.17m)

EXTERNAL



ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

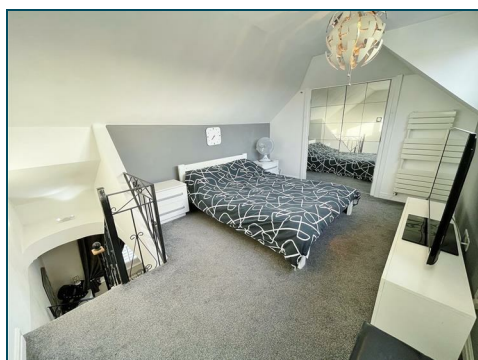
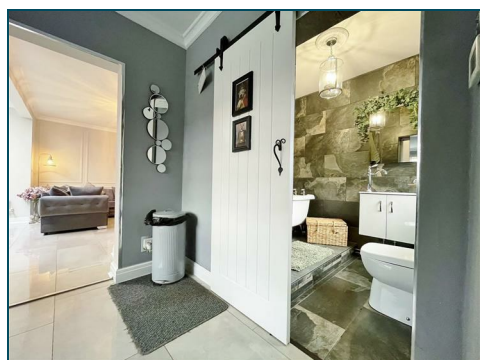
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





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		67	79
		EU Directive 2002/91/EC	

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



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