



**HUNTERS**  
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21 Great Close, Cawood, Selby, YO8 3UG

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# 21 Great Close, Cawood, Selby, YO8 3UG

Asking Price £410,000

## **DESCRIPTION**

Hunters Selby are delighted to offer for sale this well presented four bedroom semi detached house situated in this picturesque village of Cawood. The property benefits from UPVC double glazing, electric heating system and briefly comprises an entrance hall, dining room, kitchen, downstairs cloakroom/w.c, utility room, lounge with wood burning stove and sun room to the ground floor. To the first floor there are four bedrooms and a family bathroom. To the front of the property there is a graveled driveway leading to a detached garage along with a landscaped garden. To the rear of the property there is a further generous sized landscape garden with mature trees, pond, patio area, open views and fencing around the perimeters. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

## **LOCATION**

Cawood is a Saxon village, containing the Grade 1 listed Cawood Castle, which was home to the Archbishops of York for 500 years. Within the village there is a post office, general store, hairdressers and a selection of pubs. Education is provided by the local Cawood Primary School, which is rated good by Ofsted. The regular bus service between Selby and York runs through the village, providing excellent transport links.

## **DIRECTIONS**

Leave Selby on the Wistow Road signposted B1223, proceeding through the village of Wistow and into Cawood, at the roundabout turn left and continue past the village school. Turn right into Great Close where the property can be identified by our Hunters for sale board.

## **Material Information - Selby**

Tenure Type; Freehold

Council Tax Banding; D

EPC Rating : F

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884  
selby@hunters.com | www.hunters.com

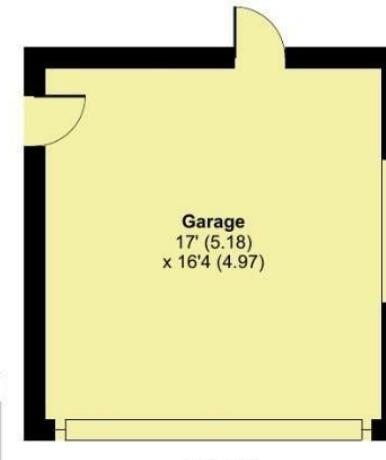
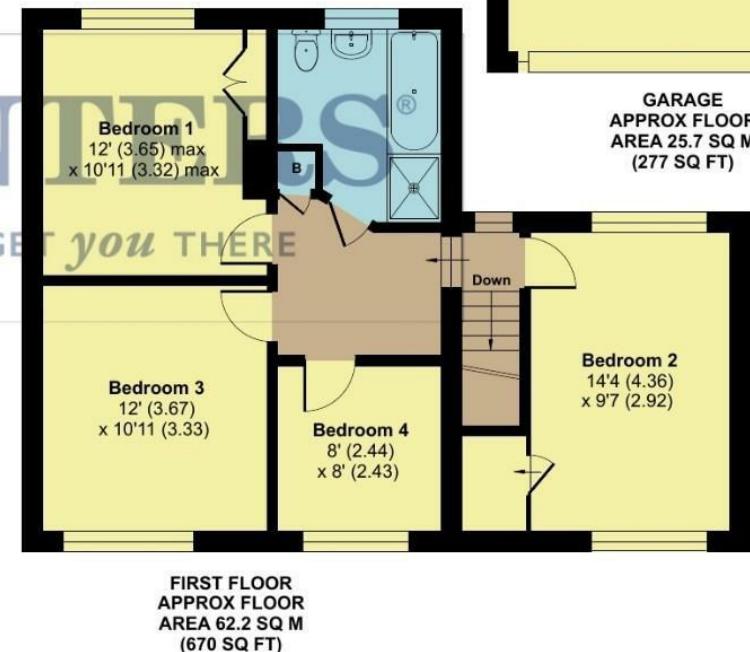
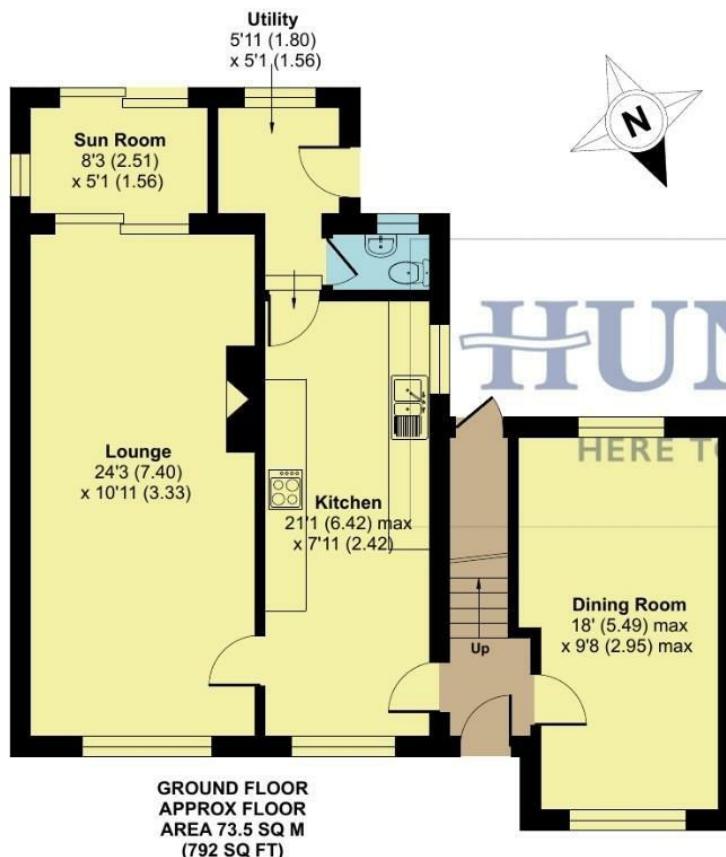
# Great Close, Cawood, Selby, YO8

Approximate Area = 1462 sq ft / 135.8 sq m

Garage = 277 sq ft / 25.7 sq m

Total = 1739 sq ft / 161.5 sq m

For identification only - Not to scale

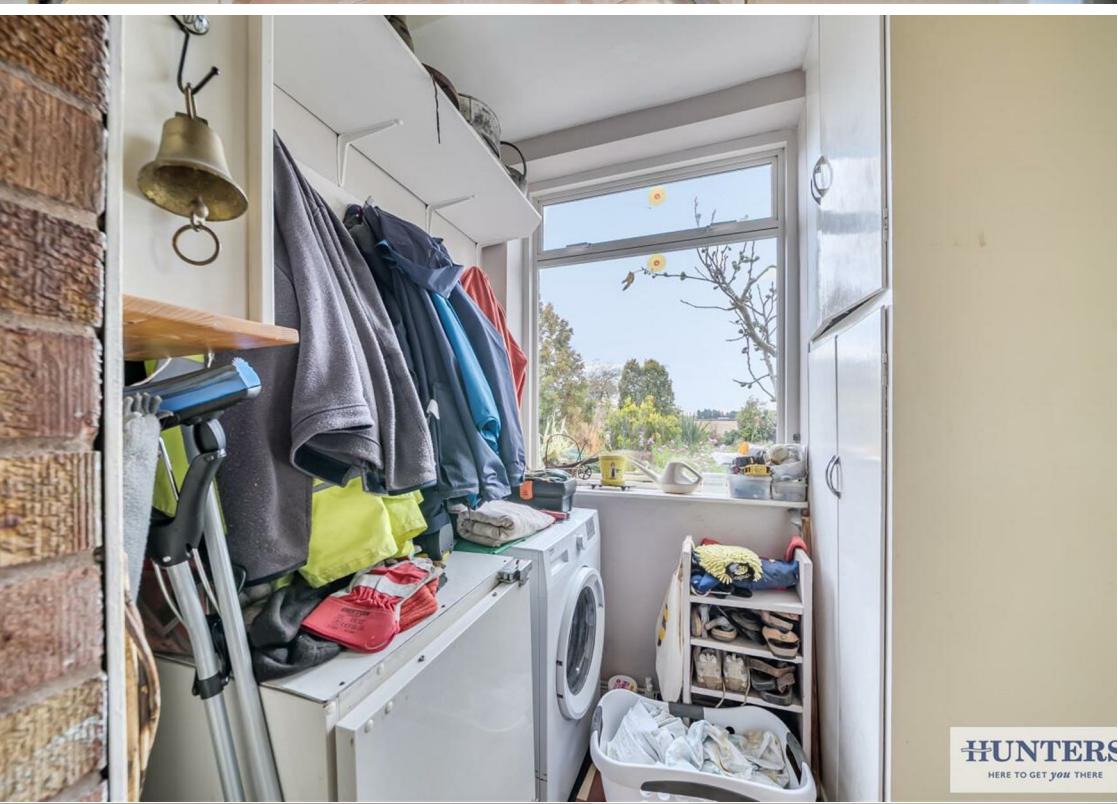


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025. Produced for Hunters Property Group. REF: 1376277

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| 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 |                         |           |
|   | 64                      |           |
|   | 22                      |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|   | 22                      |           |
| England & Wales   | EU Directive 2002/91/EC |           |











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