

# HUNTERS®

HERE TO GET *you* THERE



## Bishop Gardens

Cawood, Selby, YO8 3BF

Asking Price £484,995



Council Tax:





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Asking Price £484,995



## DESCRIPTION

Hunters Selby are delighted to offer for sale on behalf of Orion Homes this four bedroom detached home situated on a new exclusive development in Cawood. This is the last remaining plot. The property is move in ready with fitted carpets included and benefits from an air source heat pump heating system, UPVC double glazing, intruder alarm, front and rear lighting, electric vehicle charging point and comprises an entrance hall with floored tiling which leads to the kitchen, utility. WC, spacious lounge spanning the length of the home, open plan kitchen with Quartz worktops and appliances, dining/family area with tri-slide doors to the garden and a utility room to the ground floor. To the first floor bedroom one with fitted wardrobes and en-suite shower room, three further bedrooms and stylish family bathroom. Outside to the property there are turfed gardens to front and size of the property along with a brick wall around the perimeter. To the rear of the property there is a driveway with parking for several vehicles leading to a single garage which has power and light. Viewing comes highly recommended to appreciate this brand new property on offer. Call Hunters Selby seven days a week to book a viewing.

## LOCATION

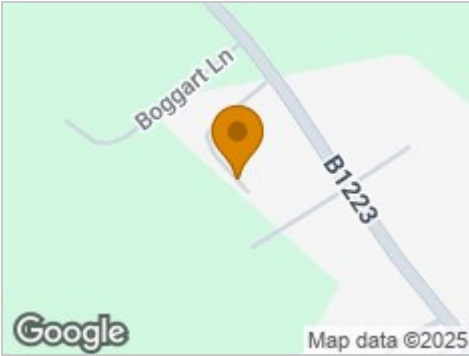
Cawood is a Saxon village, containing the Grade 1 listed Cawood Castle, which was home to the Archbishops of York for 500 years. Within the village there is a post office, general store, hairdressers and a selection of pubs. Education is provided by the local Cawood Primary School, which is rated good 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 right and continue onto Thorpe Lane/B1223 continue to follow B1223 which leads onto Ryther Road, continue on this road and the Bishop Gardens development is situated on the left hand side.



Road Map



Hybrid Map



Terrain Map



Floor Plan

The Plymouth is a modern four bedroom home ideal for families.

- Open plan kitchen with dining/family area, tri-slide doors to the garden and a utility room
- Spacious lounge spanning the length of the home
- Master bedroom with en-suite shower room
- Three further bedrooms
- Stylish family bathroom

GROUND FLOOR

Kitchen/Dining/Family Area	4.50m x 6.35m	14'9" x 20'10"
Lounge	3.65m x 6.35m	12'0" x 20'10"
Utility	1.26m x 1.90m	4'2" x 6'3"

FIRST FLOOR

Master Bedroom	4.30m x 4.55m	14'1" x 14'11"
En-suite	1.90m x 2.04m	6'3" x 6'8"
Bedroom 2	3.20m x 3.80m	10'6" x 12'6"
Bedroom 3	3.10m x 2.70m	10'2" x 8'10"
Bedroom 4	2.05m x 3.40m	6'9" x 11'2"
Bathroom	1.90m x 3.20m	6'3" x 10'6"

orionhomes.co.uk

Computer generated image for this house type is for guidance only. Our Sales Advisor will provide external material details for each development. Please note: these dimensions are given as a guideline only and should not be relied upon to determine the size of carpets, appliances, furniture etc. Although every effort is made to ensure accuracy, exact details may vary during the course of construction and no responsibility can be accepted for any mis-statements in this display, which is not a contract. The Company also reserves the right to alter specifications without notice.

Viewing

Please contact our Hunters Selby Office on 01757 210884 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.