



HUNTERS[®]
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18 Rythergate, Cawood, Selby, YO8 3TP

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Asking Price £450,000

DESCRIPTION

Nestled in the charming village of Cawood, Hunters Selby are delighted to offer for sale this three doubled bedroomed detached house on Rythergate offering a perfect blend of character and modern living. This property is sure to capture your heart.

Inside it has over 1700 sq feet of accommodation, including a large master bedroom with en-suite, a kitchen diner with views of the fully enclosed mature garden and a driveway and garage. You will find a spacious living room with multi fuel burner stove, separate dining room perfect for hosting dinner parties. The sitting room is a particularly cosy area which is ideal for quiet evenings. The kitchen diner leads into the sun room with underfloor heating and has views of the garden. There is also a separate utility room to the ground floor. which includes a toilet and sink.

The house boasts three generously sized double bedrooms, each equipped with built-in wardrobes, ensuring plenty of storage space. The master bedroom features an en-suite bathroom, providing a private sanctuary for your comfort and convenience. The additional bathroom serves the other bedrooms, making it a practical choice for family living.

Character features throughout the home add to its charm, creating a unique and inviting environment. The combination of space, style, and functionality makes this property an excellent choice for families or those seeking a village lifestyle.

Step outside to discover a beautifully private and mature landscaped garden, a serene oasis perfect for enjoying the outdoors. Whether you wish to host summer barbecues or simply unwind with a good book, this garden offers a tranquil retreat from the hustle and bustle of daily life. Additionally, the property includes a garage along a large drive securing off street parking for 2-3 cars. which is always a valuable asset.

With its prime location in Cawood, you will enjoy the benefits of village life while being within easy reach of local amenities and transport links. This property is a true gem, offering a wonderful opportunity to create lasting memories in a beautiful home. 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 right and continue onto Thorpe Lane/B1223 continue to follow B1223 which leads onto Rythergate where the property can be identified.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : D

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Ground Floor
Floor area 85.5 sq.m. (920 sq.ft.)



First Floor
Floor area 73.1 sq.m. (786 sq.ft.)

Total floor area: 158.5 sq.m. (1,706 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



| 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 | | | |
| | | 61 | 84 |
| England & Wales | | 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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