



New House Wistowgate, Cawood, Selby, YO8 3SL

HUNTERS[®]
EXCLUSIVE

New House Wistowgate, Cawood, Selby, YO8 3SL

Offers In The Region Of £750,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this outstanding five-bedroom detached family home, finished to a high specification throughout and occupying a sought-after position within the popular village of Cawood.

Ideally located with excellent access to both York and Selby, Cawood offers a range of local amenities including a village shop, well-regarded schools and the historic 13th Century church, making it a highly desirable location for families.

Beautifully presented and thoughtfully designed, the accommodation briefly comprises an inviting entrance hallway, a stunning open-plan living space incorporating the lounge, dining area, kitchen together with a study/ground floor bedroom, utility room and cloakroom/W.C.

The spacious lounge enjoys an abundance of natural light and features stylish graphite-grey bi-fold doors opening to the rear elevation, creating an ideal space for both everyday family living and entertaining. The impressive gallery area further enhances the sense of space and versatility throughout the home, while the study provides an excellent option for home working or additional bedroom accommodation.

To the first floor, the property offers five generous bedrooms, two of which benefit from en-suite facilities, along with a contemporary family bathroom.

The property has a generous plot of approximately 0.61 acres with large gardens front and rear. This attractive home enjoys a wonderful semi-rural setting with open countryside views from the balcony/terrace. The property benefits from ample off-road parking for up to six vehicles, making it ideal for families and those who enjoy entertaining.

This exceptional property combines modern living with a desirable village setting and must be viewed to fully appreciate its size, quality and position. Viewings are highly recommended to appreciate this beautifully presented home 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.

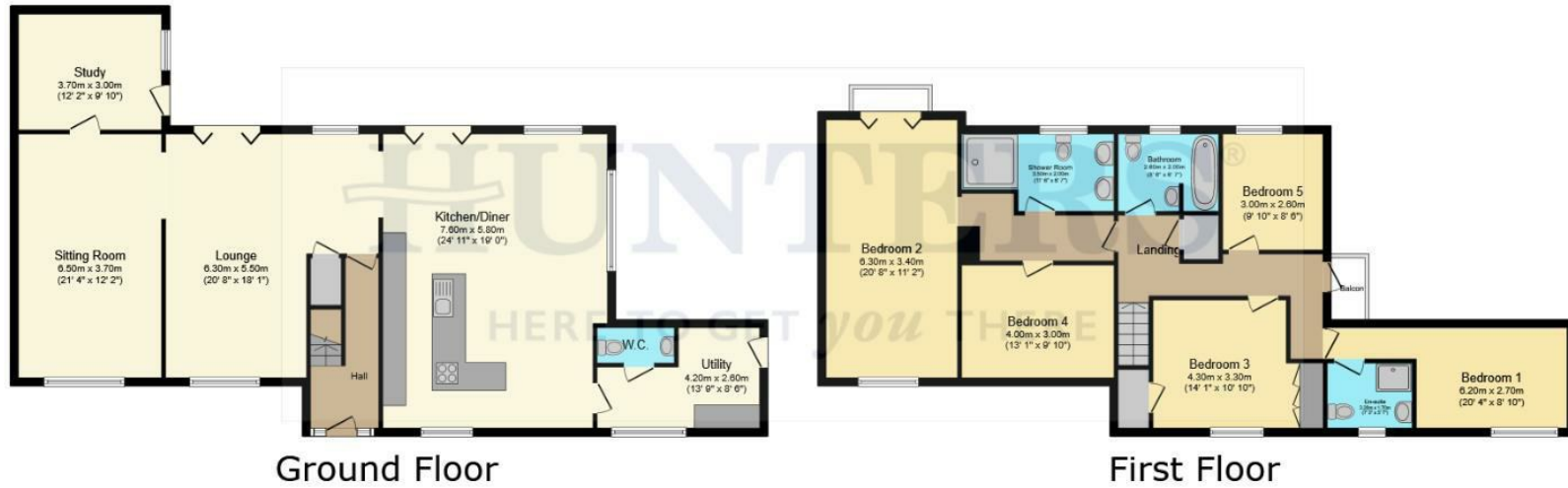
DIRECTION

Leave Selby on the Wistow Road signposted B1223, proceeding through the village of Wistow and continue on Wistowgate where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; F
EPC Rating; D

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Total floor area: 232.7 sq.m. (2,505 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

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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		
		83
	63	
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		















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