



**HUNTERS®**  
HERE TO GET *you* THERE

4 2 2 2 D

# Maypole Gardens, Cawood, Selby, YO8 3TG

Offers Over £460,000



An exceptionally well presented and deceptively spacious family residence situated within the village of Cawood. An internal inspection is essential to fully appreciate this family home offering spacious and flexible accommodation. The property benefits from UPVC double glazing and briefly comprises an entrance hall, cloakroom/w.c, reception room, dining room, and kitchen. To the first floor bedroom one with en-suite, three further bedrooms and a bathroom. Outside to the front of the property is approached via a block paved driveway leading to a double garage and garden laid to lawn. To the rear of the property there is a further lawn garden with patio area, mature trees, shrubs and evergreens. Viewing highly recommended. Call Hunters Selby seven days a week to book a viewing.

23 Finkle Street, Selby, North Yorkshire, YO8 4DT | 01757 210884  
selby@hunters.com | [www.hunters.com](http://www.hunters.com)

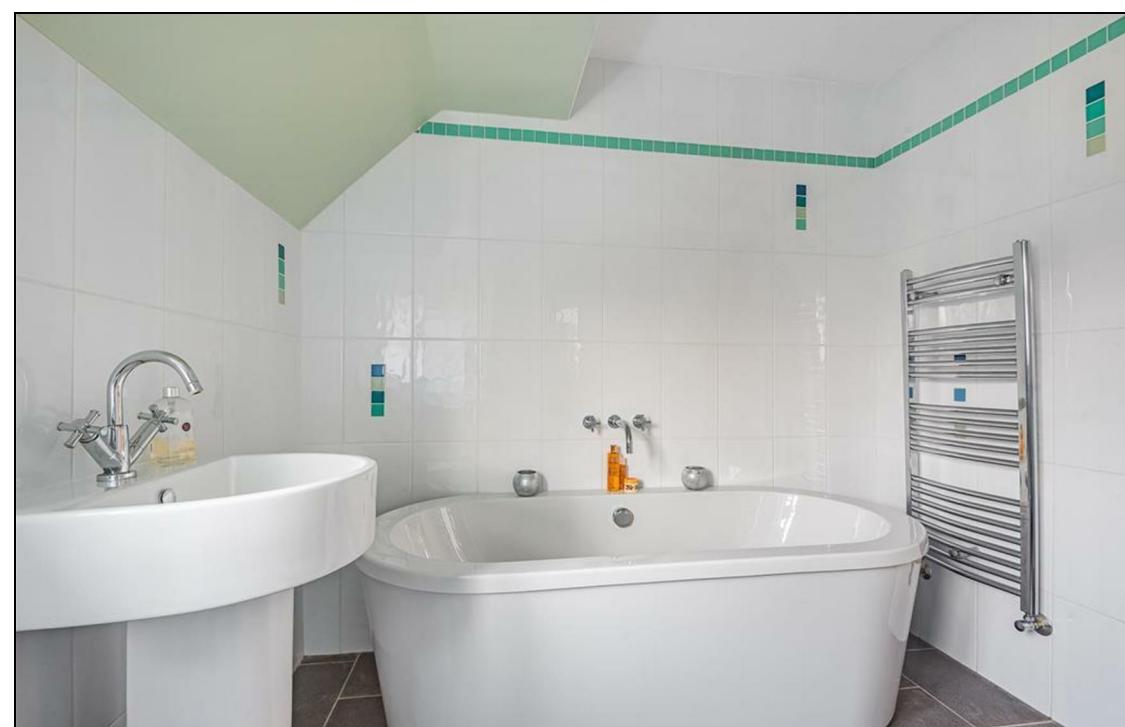
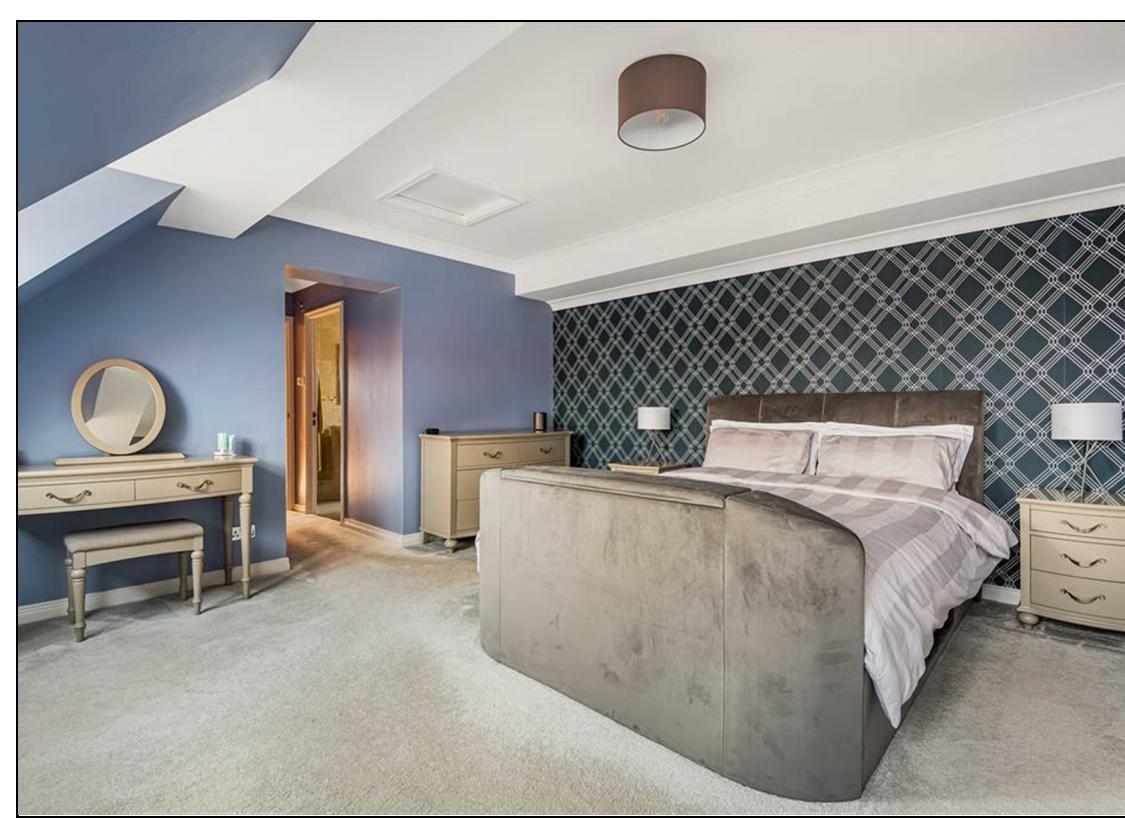
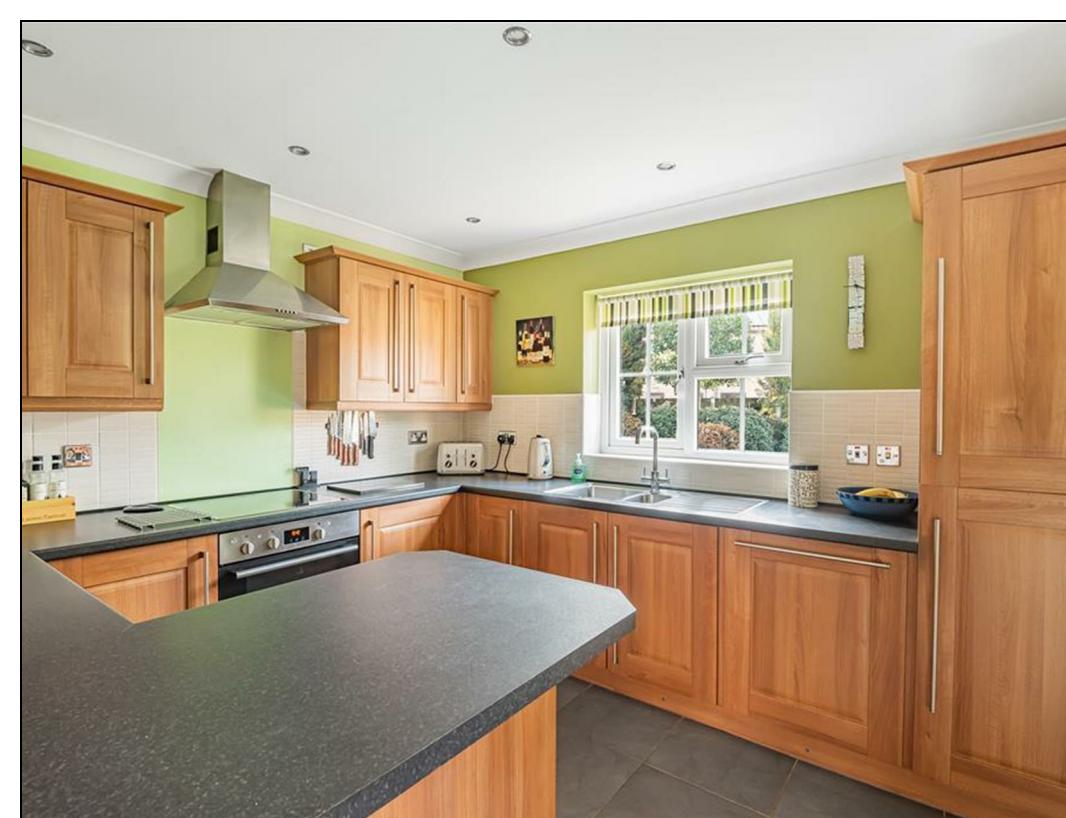


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## KEY FEATURES

- DETACHED HOUSE
- FOUR BEDROOMS
- BEDROOM ONE WITH ENSUITE
- UPVC DOUBLE GLAZING
- DOUBLE GARAGE
- PARKING
- GARDEN FRONT AND REAR
- VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED
- EPC RATING : D







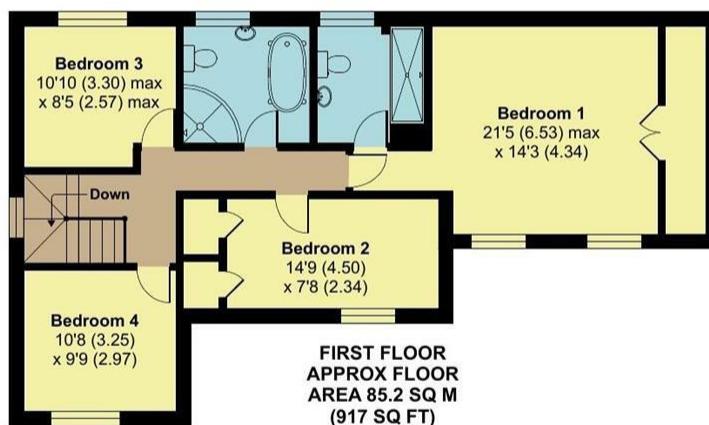
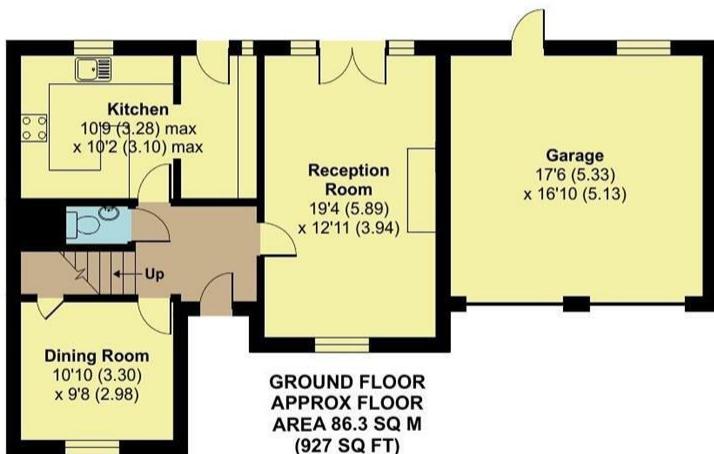
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Approximate Area = 1547 sq ft / 143.7 sq m

Garage = 297 sq ft / 27.6 sq m

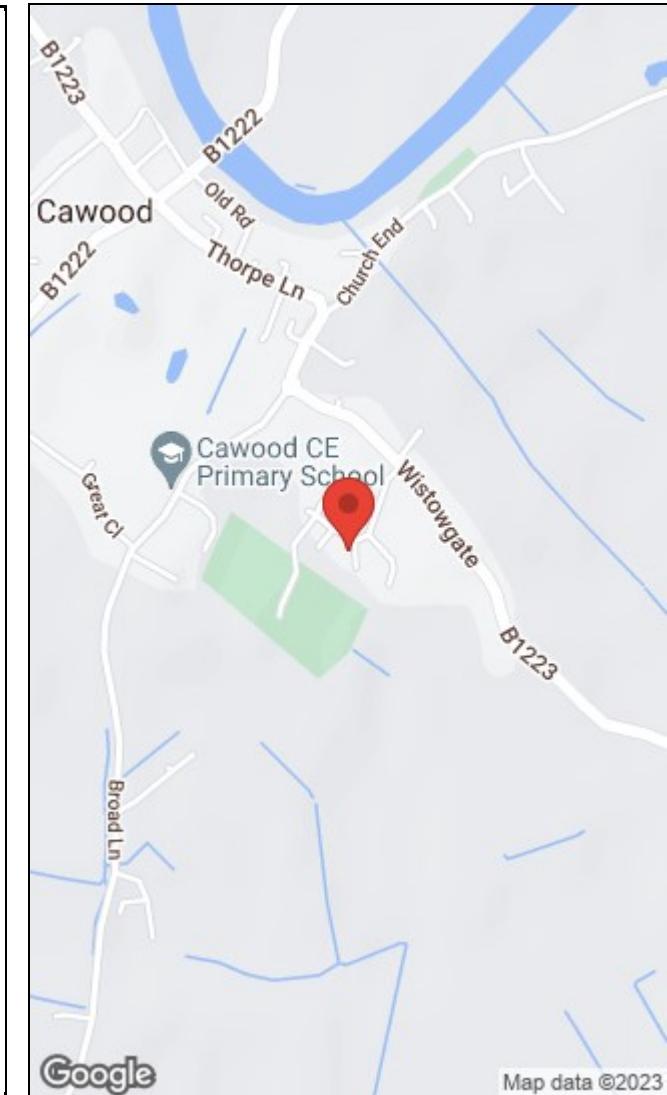
Total = 1844 sq ft / 171.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntheocom 2022.

Produced for Hunters Property Group. REF: 828098



Google

Map data ©2023

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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	EU Directive 2002/91/EC	64	73

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			
England & Wales	EU Directive 2002/91/EC		

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