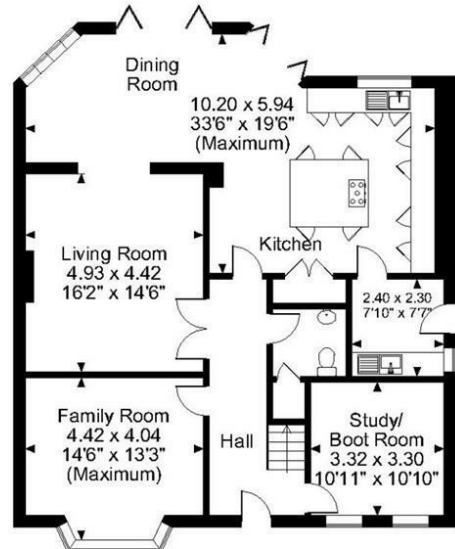
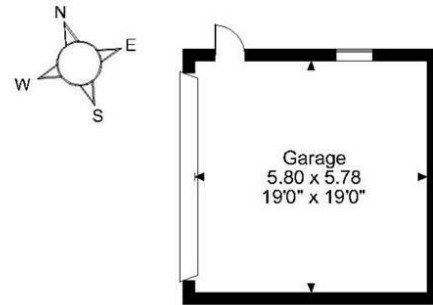
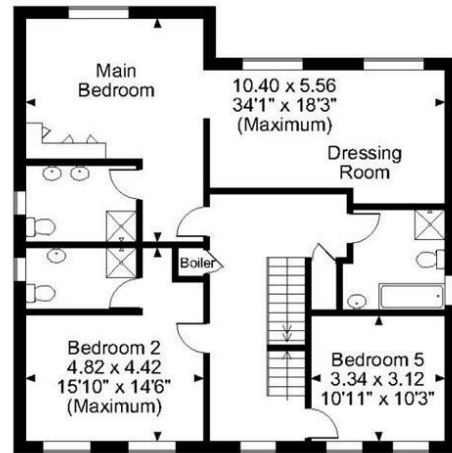


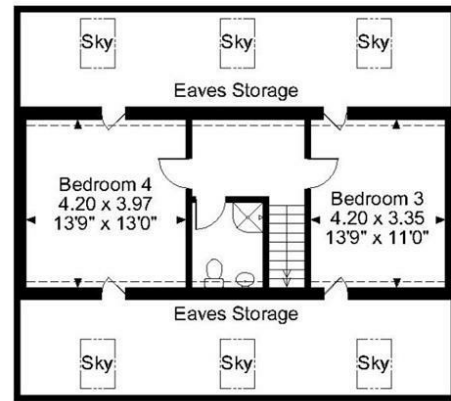
Riverside House ,Rythergate, Cawood, Selby  
 Approximate Gross Internal Area  
 Main House = 2812 Sq Ft/261 Sq M  
 Garage = 361 Sq Ft/34 Sq M  
 Total = 3173 Sq Ft/295 Sq M



Ground Floor

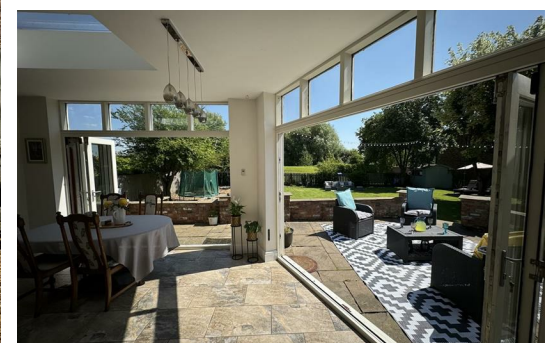


First Floor



Second Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐ Denotes restricted head height  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8580708/CHC



**Directions**

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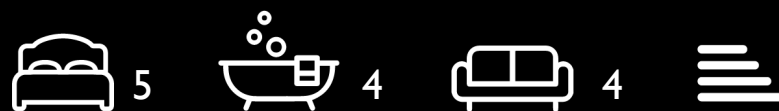
**5 Bed  
 House - Detached  
 located in Cawood**





# 38b Rythergate Cawood York YO8 3TP

Guide Price £750,000  
Freehold



In the heart of Cawood village, Riverside House is an expansive coveted five-bedroom home exuding charm. With a spacious garden and scenic River Ouse views, this elegant property offers a tranquil lifestyle in a picturesque setting, providing residents with a sprawling yet serene retreat amid nature's beauty.

Guide Price £750,000

Step into the epitome of refined living with this executive detached family home, boasting an impressive 2906. sq ft spread across three floors. This luxurious residence offers five generously proportioned double bedrooms, providing ample space for family life alongside areas for both relaxation and privacy. It offers flexibility for easy alteration to six bedrooms.

Downstairs to the rear, the three main reception rooms cater to various lifestyle needs, ensuring versatility for family living, entertainment, and leisure. The downstairs layout is perfect for both family life and entertaining as it flows out onto the patio and the enchanting grounds. The two additional rooms to the front of the house offer even further versatile space.

The modern kitchen is adorned with high-end appliances including a coffee machine, double oven, microwave, double wine fridge, dishwasher and induction hob. The high-end granite countertops are complemented by a large feature island, perfect for family life and entertaining. The kitchen seamlessly connects to a fitted utility room for added convenience in daily tasks.

Entertain with flair in the expansive lounge, featuring a charming brick-built fireplace and solid fuel fire, or host elegant gatherings in the spacious dining room which opens up onto the patio and garden through two sets of tri-fold doors.

As you ascend to the first floor, you'll discover a gorgeous principal suite that redefines luxury. The main double bedroom serves as a sanctuary of comfort, complemented by a double dressing room and high-end en-suite bathroom. Bedroom two also enjoys the privilege of en-suite facilities, adding an extra layer of convenience and sophistication. Bedroom five is a playfully lit double bedroom that overlooks the picturesque driveway. This floor also boasts a luxurious family bathroom showcasing thoughtful design.

Continuing onto the second floor, both Bedroom four and Bedroom three possess their own unique charm, ensuring that your stay at Riverside House is not merely an experience but a personalised journey into comfort and style. This floor also features a bathroom for added convenience.

This property further enhances your lifestyle with a double garage and a decorative stone driveway, providing secure parking for multiple cars. The extensive gardens surrounding the residence are meticulously landscaped, offering a serene retreat and

unique panoramic views of the picturesque River Ouse.

Immerse yourself in the charm of this meticulously crafted residence, where attention to detail, deluxe finishes and scenic surroundings converge to create an unparalleled living experience. Riverside House is a testament to refined living and sophisticated style, offering a harmonious blend of luxury and practicality for the discerning homeowner.

Nestled in the heart of the picturesque village of Cawood, a short distance from the historic town of Selby, and only 30 minutes from York and Leeds, this executive detached house offers a luxurious lifestyle surrounded by local attractions, charming pubs, cafes and access to excellent nearby schools.

The village of Cawood boasts a rich historical tapestry, with its cobbled streets and period properties setting the scene for a delightful community atmosphere. Local pubs such as The Jolly Sailor and The Ferry Inn provide not only a taste of village life but also serve as hubs for socialising and enjoying the warmth of the community.

Café culture also thrives in Cawood, with The Pickled Postie and Old Vicarage Tea Room offering delightful treats and a cosy atmosphere. The village shop combines a convenience store, artisan deli, café, and a host of wines, beers and spirits that contribute to the distinct character of the village.

For families, the proximity to excellent nearby schools adds to the allure of this residence. Cawood C of E Primary school is an excellent village school and a hub of the community. Nearby secondary schools include Selby High School, Tadcaster Grammar, Brayton Academy and The Read School, all less than a 30-minute drive away, ensuring that residents have access to quality education within a convenient distance. There are also several local GP surgeries and Selby Memorial hospital just a few miles away.

Just 4 miles away, the town of Selby offers additional amenities and cultural experiences. Selby Abbey stands as a historic landmark, and the bustling Selby Market Square features diverse stalls and shops. Selby Town Hall hosts events and performances throughout the year, providing entertainment for residents of all ages.

Embarking on a journey from Cawood to York or Leeds offers a variety of transportation choices, making the trip straightforward and convenient in under 30 minutes. Whether you prefer the efficiency of the roads or the ease of train travel, both options make the transition between Cawood and York or Leeds a seamless experience.

In addition to the vibrant local scene, residents can enjoy leisurely country walks around the village and surrounding areas along such routes as the Wolsey Way, Brayton Barff, Selby Canal and the River Ouse.

The Cawood and Selby areas offer an enchanting blend of history, culture, and natural beauty, providing residents with a lifestyle that seamlessly combines the tranquility of village living with the vibrancy of a historic market town. Riverside House not only embodies luxury but also provides a gateway to a community-rich, culturally vibrant, and visually stunning way of life.

Please note:

Part A:

- Property Type: Freehold,
- EPC Rating: D,
- Council Tax Band: G.

Part B:

- Parking arrangements:

Double Garage Driveway: The property is accessed by a shared, private driveway.

- Number & Type of Rooms:

Bedrooms 5  
Bathrooms 4, Of Which Ensuite 2  
Total Toilets 5  
Reception Rooms 4

Part C: Additional Information

- Oil: The property benefits from multiple competitive local suppliers for oil.
- Electricity: Provided by British Gas. Additionally, the adjacent cottages and house have maintenance access rights to the property.
- Flood Defense:

Cawood is now protected by a flood defense system, which has safeguarded all properties in the village since 2015.

Seller's insight: No significant premium for flood risk. We are in a Low-Risk area as

defined on Govt website. Previous years was £70.

- Broadband: The property is served by BT fibre broadband, and the current owners work from home regularly with no issues.
- Mobile Network: The seller has informed us that their mobile phone network is Vodafone, and they have no issues getting reception.
- Drainage: Mains drains serve the property.
- Access rights: Additionally, the adjacent cottages and house have maintenance access rights to the property, by agreement.

Upon receipt of any offer these steps will follow.

1. Any offer put forward will be qualified by Anita, our independent financial advisor who will give you a call to discuss how you will be funding this purchase.
2. We require proof of your finances for your purchase. This will be evidence of where your cash is held e.g. bank statement, proof of mortgage/mortgage in principal or if your finances are from a sale on a property, we will require details of your solicitor acting for you to confirm.
3. Once a sale is agreed you will then be required to provide solicitor details. We can provide you with a competitive conveyancing quote.
4. Further documents required from you in person are: photo ID (passport/driving licence) and proof of current address dated within the last 3 months (utility bill, council tax or mortgage statement).
5. We will conduct an electronic anti-money laundering check on you as per the regulations we are to adhere set out by HMRC.
6. Once your mortgage has been formally offered, the property will be marked as Sold Subject to Contract.

