



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Plot 5, 21 Bishop Gardens, Cawood, Selby, YO8 3BF

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Guide Price £400,000

### **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. The property 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 ceramic tiled floor, lounge, snug which could also be used as a home office, downstairs cloakroom/w.c, utility room, open plan kitchen/dining room with fully fitted Kitchen area with wall and floor units with generous breakfast bar with quartz worktops, integrated Neff appliances and French doors leading to the generous sized rear garden. To the first floor bedroom one, with en-suite, half tiled walls and floor tiles, three further bedrooms and family bathroom with shower, half tiled walls and floor tiles. Outside to the property there are turfed gardens to front and rear, outside tap and panelled fencing to side and rear with access onto a private side drive leading to the 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.

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Bishops Gardens, Cawood, Selby, YO8

Approximate Area = 1342 sq ft / 124.6 sq m  
Garage = 160 sq ft / 14.8 sq m  
Total = 1502 sq ft / 139.5 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). © nrichecom 2024. Produced for Hunters Property Group. REF: 1215077



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		















