



HUNTERS[®]
HERE TO GET *you* THERE

8 Wolsey Grange, Cawood, Selby, YO8 3SB

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Asking Price £310,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this immaculately presented three bedroom semi-detached home built by the renowned Hogg the builder located within the popular village of Cawood. This beautiful home benefits from an LPG gas central heating system, double glazed windows and briefly comprises from an entrance hall, lounge, downstairs WC, kitchen to the ground floor. To the first floor bedroom one with en-suite, two further bedrooms, storage cupboard and a family bathroom. The loft is also fully boarded with a pull down ladder. To the front of the property is a driveway leading to a single garage along with a low maintenance graveled area. To the rear of the property there is a patio area along with a garden laid to lawn, shrub borders and fencing around the perimeter. viewing comes highly recommended to appreciate the accommodation on offer. Call hunters Selby to book a viewing seven days a week.

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 left onto Broad Lane and then left again onto Wolsey Grange.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; C
EPC Rating; E

AGENT NOTE

The owner has advised there is planning permission in place for a rear extension and a loft conversion. Please ask the office for further details.

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Approximate Area = 1034 sq ft / 96 sq m
Garage = 183 sq ft / 17 sq m
Total = 1217 sq ft / 113 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). © nitchcom 2024. Produced for Hunters Property Group. REF: 1264018











